

Live, work, play — Vivace at West 85th has it all

"Vivace" (pronounced: viVA-che) is Italian for "lively" and "vivid," both of which flawlessly describe the upscale design of Streetside Developments and Bri-Mor Developments' newest project located in the sought-after West Springs area.

Vivace at West 85th features one- and twobedroom luxury condominiums and townhomes in an amenity-rich location at an exceptional price. Just steps away from West 85th, which offers unparalleled amenities and services, Vivace is a truly extraordinary opportunity.

"West 85th brings all of life's essentials together to create one of the most unique and sought-after lifestyle choices that Calgary has to offer," says Aleem Dhanani, managing director of Bri-Mor.

West 85th offers boutique shopping and is a well known foodie haven featuring popular venues such as Waves coffeehouse, the Vin Room tapas bar, Towa Sushi, Ohh La La Patisserie and Blue Door Oil & Vinegar shop, just to name a few.

It's unparalleled location isn't its only strength, as Vivace at West 85th also boasts an upscale level of design and finish for all its suites.

"Our homeowners love West 85th and specifically covet the convenience of a walkable community with an abundance of amenities,



CONTRIBUTED

along with close proximity to downtown and the mountains," McQueen says. "Vivace at West 85th has it all."

Vivace's interiors live up to the incredible neighbourhood. With their upscale level of design and finishes, they're perfect for the discerning buyer.

"Vivace features a superior level of finishings that perfectly compliments each floorplan's modern flair," says McQueen. "Residents will

find that our stylish colour palettes include timeless quartz countertops throughout, chic tile and flooring details, top-of-the-line appliances, oversized kitchens with an abundance of storage (including a walk-in pantry), along with so much more."

Vivace offers a variety of floorplans ranging from the luxury three-storey townhomes to single-level and two-storey luxury condominiums. Vivace homes are priced from the \$280,000s



CONTRIBUTED

with two-level condos and townhomes from the \$480,000s (plus GST).

Vivace encompasses the perfect fusion of amenities, premium design features, contemporary building design and an unmatched lifestyle opportunity.

Interested buyers can get a feel for the homes by visiting the presentation centre, but don't wait too long - Vivace is already 50 per cent sold out.



Calgary excels at builders awards

CHBA AWARDS

Local companies took 11 of the 27 awards

Kathy McCormick

Calgary's Douglas Homes was named the Medium Volume Builder of the Year at the annual Canadian Home Builders' Association — Alberta 2016 Awards of Excellence in Housing on Sept. 16.

The Multi-Family Builder of the Year Award went to Qualico Alberta, which builds in both Calgary and Edmonton, while the Small Volume Builder of the Year was Urban Age Homes of Edmonton.

But a Lethbridge company — Ashcroft Master Builder took the highest honour, the Ralph Scurfield Builder of the Year Award.

The awards were given out as part of the annual CHBA - Alberta BUILD conference held at the Fairmont Jasper Park Lodge.

Calgary companies won a total of 11 awards of the 27 categories of the competition, which had applicants from across the province. "I was pleasantly surprised to see close to 400 submissions and a sell out for both the awards competition and our annual BUILD conference in spite of the economic challenges in Alberta right now," said Ryan Scott, president of CHBA - Alberta, and president and CEO of Avalon Master Builder. "Our provincial builder group

is very invested in longevity of this industry."

The awards are not only important to builders, but to the general public as well, said Allan Klassen, chairman of the Canadian Home Builders' Association/Urban Development Institute Calgary Region, and senior vice-president of Calgary housing for Brookfield Residential Properties.

"Recognition by your peers that you are doing something well truly reinforces for our customers and our team that we are creating unique and innovative homes for our customers."

Safety Leadership Awards were also given out. Stepper Homes of Calgary won the Medium Employer Builder Member and Sterling Homes of Calgary the Large Employer Builder Member.



Qualex Landmark won an award for its multi-family project, Mark on 10th. CONTRIBUTED



Aschroft Master Builder won the Ralph Scurfield Builder of the Year Award. CONTRIBUTED

CHBA AWARD-WINNING COMPANIES IN CALGARY

Calgary companies winning Awards of Excellence in the various categories were:

- Single Family \$475,000 -\$525,000 - Albi Homes for the Modena model
- Single Family \$525,000 - \$600,000 - WestView
- Builders for Lancaster model Estate Home \$600,000 -
- \$800,000 Ashton Luxury Living for the Rosetree model
- Estate Home \$1 million-\$1.5 million — Blok Home Development & Design for the Prism model
- Renovation Under \$200,000 - Alair Homes

- for Mission condo
- · Multi-family Apartment under \$350,000 - Qualex-Landmark for Mark on 10th, Unit 3101
- Multi-family Duplex under \$350,000 - NuVista Homes for Sage model
- Multi-family Duplex \$350,000 - \$500,000 -NuVista Homes for Glencove model
- · Multi-family Infill over \$500,000 — Lupi Luxury Homes for Verona model
- Multi-family Luxury over \$500,000 - Empire Custom Homes for Valour Park, Unit 7
- Multi-family Project

- Qualex-Landmark for Mark on 10th

"The winners excelled at providing a wide range of housing choices that appeal to all market segments, from affordable multi-family units to the ultimate dream home," said Jim Rivait, CEO of CHBA — Alberta.

"Albertans looking for outstanding craftsmanship, inspiring designs and beautiful materials should start visiting websites and show homes of the winners."

A complete list of winners can be found on the CHBA-Alberta website at chbaalberta.ca.

New housing boosts local economy

INVESTING IN THE FUTURE

Impact of residential construction is significant

Kathy McCormick

The residential construction industry is one of the major industries not only in Calgary but all across Canada and as such, it has a huge impact on people's lives, as shown in the latest statistics from the national Canadian Home Builders' Association (CHBA).

Not only do builders and developers create dream homes and beautiful, sustainable neighbourhoods for people to live in, they create jobs and boost the economic welfare of the whole city, province and country.

That holds true in spite of the economy. A total of 13,033 new housing starts were recorded for the Calgary area in 2015 representing \$4.5 billion in investment value, according to the latest research by Will Dunning Inc. for the CHBA.

That is "the largest single wealth-builder for most families," says the report.

Across Alberta, the 37,282 new housing starts in 2015 represent \$11.6 billion in investment value.

"On average 61 new homes are started across Alberta every day," says Ryan Scott, president of CHBA Alberta and president and CEO of Avalon Master Builder. "That impact provides jobs and an immediate economic boost to our province."

Indeed, those thousands of



On average 61 new homes are started across Alberta every day, which provide jobs for 100 people per home, research shows.

new housing starts mean 78,707 on-site and off-site jobs for Albertans and 26,975 Calgarians working — a definite plus in a slowed economy affected by the oil and gas downturn. Those jobs include not only the obvious onsite framers, drywallers, painters, finishing carpenters, electricians, plumbers, and others working on each home (close to 100 people for every house), but off-site jobs such as manufacturers, distributors and delivery services for such things as appliances, fireplaces, hardwood flooring, and more.

And each of those services

makes billions of dollars in wages that show up as purchases across the entire provincial and local economy. In Alberta, that was \$5.2 billion last year alone; in Calgary, \$1.8 billion.

"The construction industry employs more people than most other industries," says Allan Klassen, chairman of the board of directors of the CHBA Urban Development Institute Calgary Region and senior vice-president of housing with Brookfield Residential Properties. "The number of projects, whether they are towers, renovations or new

homes, determines a tremendous amount of livelihoods."

Builders and developers have reined in their spending to offset the slowdown, according to the latest Statistics Canada report which shows investment in new housing construction in Alberta in June was down to \$641 million, a decrease of four per cent and at its lowest point since March, 2012.

"In our view, in spite of what is a huge economic blow in Alberta, the markets have not fared too poorly," says David Foster, senior director of communications for CHBA. "A lot of credit goes to the builders and developers who reacted quickly and made adjustments."

Scott agrees: "Builders have responded by changing their spec levels (the amount of homes built before they are sold to have completed homes ready for customers who don't want to wait for the home to be built from scratch) so there isn't a ton of inventory sitting around."

Builders have adjusted the housing selections and specifications as well, particularly for first-time purchasers, says Fos13,033

The total number of new housing starts recorded for the Calgary area in 2015.

26,975

Number of Calgarians working due to those thousands of new housing starts.

16,833

The total number of jobs created in home renovation and repair in Calgary last year.

ter. "They've managed to find an entry level price point that worked for the demand."

And it's nothing new, says Scott. "Builders have been through this a number of times and so everyone responded fairly quickly."

Renovations, too, have had an impact on the economic welfare of Calgary and Alberta.

A total of 16,833 jobs were created in home renovation and repair in Calgary last year, accounting for \$2.8 billion in investment value and \$1.1 billion in wages.

Across Alberta, 134,756 jobs represented \$8.4 billion in wages and \$7.8 billion in investment value.



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Detached homes are the healthiest sector in Calgary, according to the Canadian Real Estate Association, and the sales volume has increased over last year. ISTOCK

Prices, sales volume on the rise

ALL MARKET SECTORS

Slight increase ups average house price to \$456,663

Christy Nich

Across the board, real estate in Calgary is no longer booming, but we are seeing some sectors of the market doing well, despite the economic downturn.

According to the Canadian Real Estate Association (CREA), average prices across all market sectors have increased 1.4 per cent over August of 2015 to \$456,663.

Recent statistics released by the CREA show volume of properties sold is down by 8.99 per cent, but that is much better than last year, which saw a 26.3 per cent decrease.

CREA has broken down the statistics further into three types of dwellings. The healthiest sector is detached homes; the Calgary attached sector, defined as having one common wall was next. Pulling up the rear, with an almost 20 per cent decrease, is the apartment sector. You would find most of these properties downtown and in the inner-city.

With the alarming rate of layoffs, young people are not buying downtown as eagerly as they were in the past, or maybe

they don't have as much money to invest. A whopping 45 properties were sold in the Beltline in August 2016, which is a 16 per cent increase, year over year. However, the 'benchmark price' in that community, defined as 'typical' as opposed to the 'average', which takes all price points into account, has seen a 14 per cent drop.



Know your market

Nancy Ball, a realtor with CIR Realty, says it comes back to knowing the market and pricing it appropriately. For example, she sold a property in Glamorgan this year, which she priced well, in an established community with services, transit and access roads, and it went for \$15,000 over the list price.

Newer areas on the outskirts are seeing healthy growth, like Nolan Hill, Evansridge, Cityscape, and Savanna. In areas like Mahogany, she says there is a wider variety of price ranges and more access roads. Another community doing well is Copperfield with its new school. Children are no longer being bused so it's seeing more excitement.

Ball adds that "townhouses have become more affordable for those who thought prices were unattainable" as 25 per cent of Mahogany townhouses listed were sold last month. Schools and services are being added in these areas which increases their appeal.



Townhouses
have become
more affordable
for those
who thought
prices were
unattainable

Nancy Ball, CIR Realty





MAKE TIME. MAKE A WISH. MAKE A LEGACY

Beltline condo project has it all

MULTI-FAMILY DEVELOPMENT

Close to a park, library and downtown plus luxe amenities

Kathy McCormick

Even in the typically slower summer months for prospective new home or condo buyers, Qualex-Landmark has seen steady traffic to its latest project in the Beltline, Park Point.

But then again, that's not a surprise. Every development of Qualex-Landmark has been met with buyer interest since the Vancouver-based company first set its sights on Calgary a decade and a half ago. Since then, they continue to build multi-family apartments close to the downtown core. Park Point is another perfect example.

The 289-suite tower has 34 storeys with street-level live/ work townhomes, a guest suite, and one- and two-bedroom apartments. Its location is ideal for not only easy commutes to work for those in the downtown core, but for recreation as well. The five-acre historic Central Memorial Park and Calgary's Memorial Park Library are a stone's throw away. And 17th Avenue and 4th Street SW — the heart of funky, exciting shops, services, as well as eclectic restaurants and entertainment spots — are just a short walk away.

"Our recent sales activity indicates that the pre-sale condo buyer is still quite active



Park Point offers a mix of street-level townhomes and one- and two-bedroom suites. CONTRIBUTED

in the market," said Parham Mahboubi, vice president of planning and marketing for Qualex-Landmark. "Since sales launched, we have consistently seen a broad range of homebuyers at Park Point. They span across a wide demographic, including young professionals (singles and couples), moveup buyers, downsizers, retirees, investors, and even some families."

The project is currently more than 50 per cent sold, with construction having started in October 2015 and first move-ins expected by summer 2018. The homes range from one bedroom, to one bedroom with den, two-bedroom units, two bedrooms with den, and a limited selection of townhouses and penthouses.

Features include such lux-

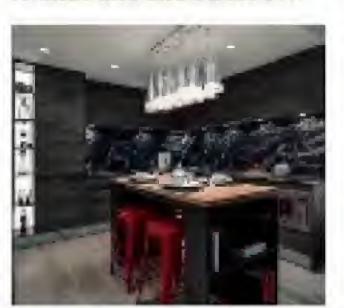
ury items as high-performance wood-laminate flooring, nine-foot high ceilings in living areas, expansive, energy-efficient windows, stacked washer and dryer in units, stone slab countertops and backsplash in kitchens, European kitchen appliance packages and fixtures from Germany.

The building amenities are generous, including 24-hour concierge, secure, underground parking and bicycle storage for residents as well as underground visitor parking, a vehicle, bike and dog-washing area, steam room, sauna and his/her change rooms with showers, a fully-equipped fitness facility, a social lounge club with kitchen and fireplace, and more.

The outdoor amenity space includes a Zen Terrace with

seating and a water feature, social air lounge seating with firepit, barbecue area with a large harvest table, and a yoga/Pilates sundeck overlooking Central Memorial Park.

Two fully furnished show suites (a one- and a two-bedroom model) are in the Discovery Centre at the corner of 11th Avenue and 2nd Street SW.



Inside a Park Point onebedroom suite. CONTRIBUTED

A PARK POINT PRIMER

Builder: Qualex-Landmark

Project: Park Point

Description: A 34-storey, high-rise condominium consisting of 289 units, one- and two-bedroom models, as well as street-level live-work townhomes. Suites have luxury finishes and features.

Features: An amenity-rich building includes 24-hour concierge, a guest suite, keyless and secure access to elevators and main entry points, secure underground resident parking and bicycle storage, underground visitor parking, fitness facility and yoga/Pilates studio, steam room, social club, and a Zen Terrace outdoors with a social lounge, firepit and barbecue area.



Area: The Beltline in the southwest inner city close to Central Memorial Park and Library.

Prices: One-bedroom units remaining start at \$269,000; two-bedrooms start at \$478,000; towns are from the \$670,000s. Condo fees are \$0.48 per square foot.

Discovery Centre: 301 11th Ave. SW is open every day except Friday from noon – 5 p.m. It has two fully furnished show suites: a one- and a two-bedroom plan.

More: For more information, go to qualex.ca/parkpoint/.

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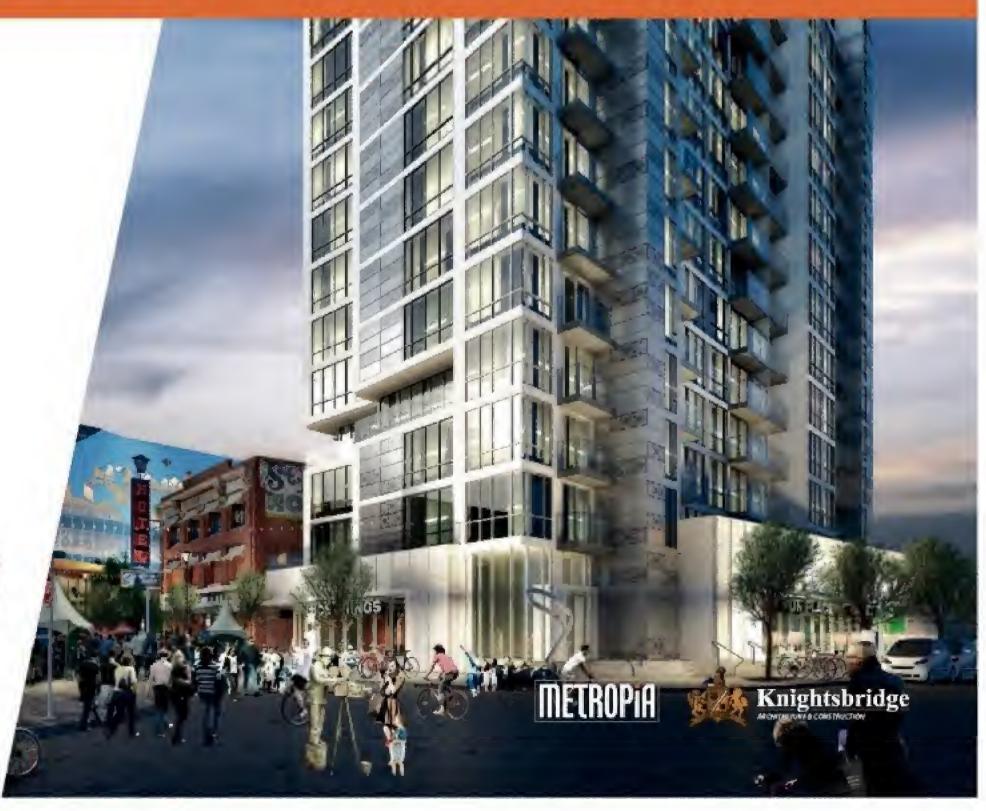


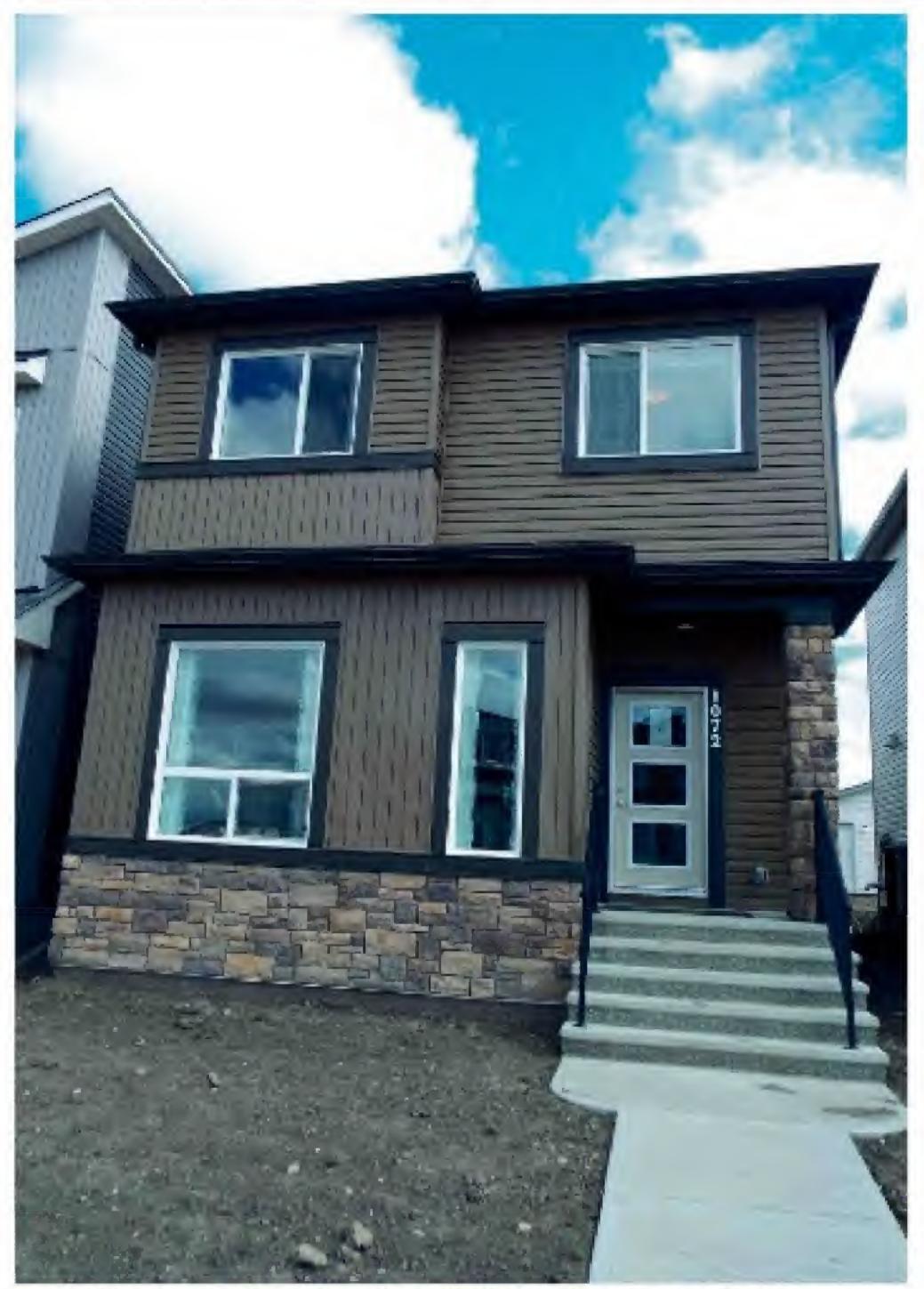






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An open floor plan with plenty of room for family life is proving to be a popular draw. CONTRIBUTED

Sante Fe 3 a home you can roam in

STERLING HOMES

Modest model in Cornerstone is very spacious on the inside

Kathy McCormick

It could've been a party! The only thing missing was the music.

The newly-opened Sante Fe 3 show home by Pacesetter by Sterling Homes in the new neighbourhood of Cornerstone in the city's northeast was teeming with people. So much for the downturn and the slow homes' sales in Calgary.

There were at least seven or eight pairs of shoes in the foyer of the two-storey - and cars were still coming. But it didn't seem that crowded. The spacious floor plan leaves more than enough room to spare. It's hard to believe it is just 1,715 square feet, plus a full basement development to add even more living space.

"The Sante Fe 3 has been around for a few years and is probably the most popular floor plan we have of our detached garage homes," said Kim Kingsbury, Pacesetter's area manager of Cornerstone.

It's easy to see why.

The home is wide — and wide open - leading to open spaces from front to back, generous windows to let in the light, and the separated living areas that are still open to the rest of the main level.

The living room is on the left, adjacent to the foyer, and the kitchen in the middle of the home is a generous size with more than enough storage space for the most gourmet of cooks. A corner pantry is supplemented by a huge rectangular island that has extra cupboards and a wine rack at one end. The outside edge has an eating bar that is perfect for those meals on-the-go. Beautiful off-white quartz countertops in the show home add to the luxury appeal, but if creating 'wow' in the kitchen is important, the 'executive kitchen package' is available. The show home features this upgrade.

Even in a modest home like this, the added features in the kitchen make it seem much more like an estate home. Stainless-steel built-ins include a fiveburner gas stove top with delightful, multi-coloured small, square tiles as the backsplash — and they go right up to the ceiling under the beautiful hood fan over the burners. Add in the stacked wall oven and microwave and the side-by-side, oversized stainless steel fridge, and it is a chef's delight.

A small more formal dining space is adjacent to the kitchen and offset by another sitting area. The show home features a central fireplace to keep everyone warm on cold winter nights.

A short hall leads to the back deck, the stacked washer and dryer and a walk-in closet. Another short hall adjacent to the kitchen has another closet and the half bath.

But it's upstairs that will amaze. Even at this size, the plan has four generous bedrooms, including a master suite with a good-size walk-in closet and a full ensuite with a separate tub and shower.

The show home has the basement developed as well to show the potential for expanded living - and it's wide open and inviting with a good-sized sitting area, room for a small table, perhaps for games, and an alcove big enough for a desk. Another generous bedroom and full bathroom complete this space.

The northeast quadrant continues to attract families of all sizes, due to its proximity to services and amenities, the airport, Stoney Trail, and more.

Time to get around to Cornerstone.



The Sante Fe 3 ... is probably the most popular floor plan we have of our detached garage homes

Kim Kingsbury,

Pacesetter's area manager of Cornerstone

A SANTE FE 3 PRIMER

Builder: Pacesetter by Sterling Homes

Model: Sante Fe 3

Size: 1,719 square feet

Area: Cornerstone in Northeast Calgary, a master-planned community by Walton Development and Management

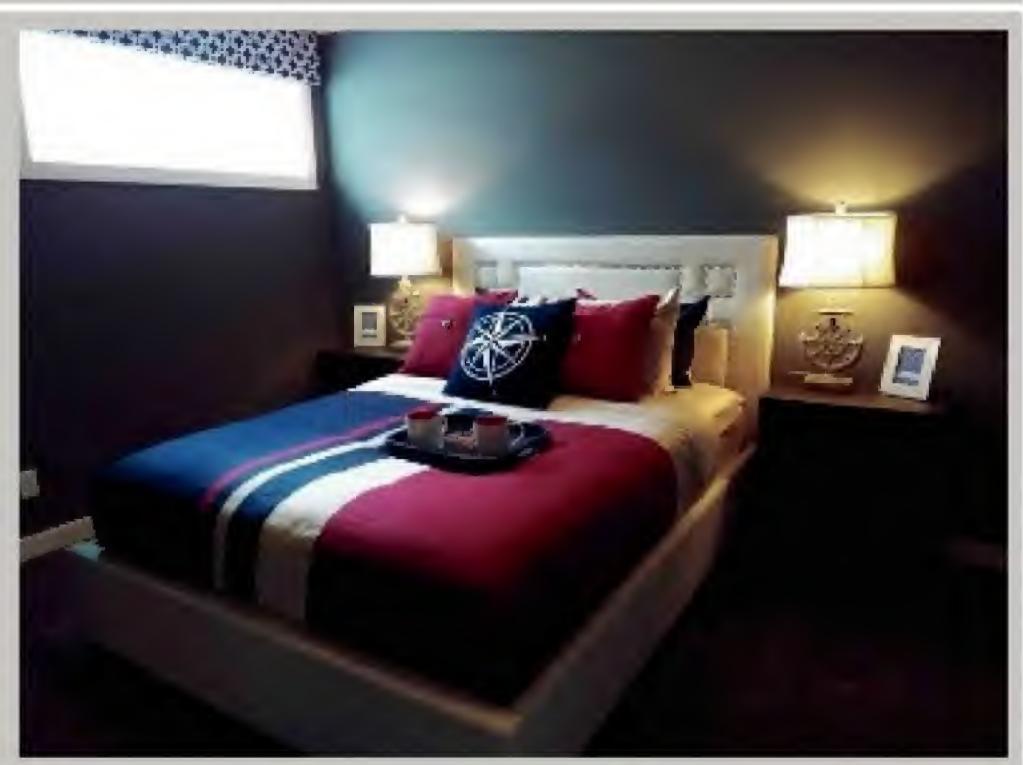
Price: Starting at \$427,000, including house, lot and GST

Show Home: Extras in the home (not included in the price) are basement development, executive kitchen package with built-in appliances, quartz counters in the bathrooms, a gas fireplace, upgraded railing, and knock-down ceiling texture.

Directions: Cornerstone is such a new area, show homes are being built before the roads are actually in place. However, with a little persistence, the drive is worth it! Best way to get to the area is to take Deerfoot Tr. north to Country Hills Boulevard, turn east and follow to Metis Trail NE. Turn left, then right at 128 Avenue and follow to the end (60 Street). Turn right then follow the road to the new parade.

Hours: The show home is open from 2 p.m. to 8 p.m., Monday to Thursday, and from noon to 5 p.m. on weekends.











Inside the morning rush hour C-Train crash metroNEWS

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BROTHERS IN BLISTERS Men raise nearly \$200,000 to support women and children fleeing domestic violence

From left: Mike Gilchrist, Tiny Damjanovic, Mike Cooley, Eric Hudson, Brett Huckerby, James Ingram and Peter Maros.

Teleportation in Calgary

RESEARCH

Scientists involved with amazing new photon experiments



Brodie Thomas Metro | Calgary

The folks at the University of Calgary are experimenting with teleportation, but it's not quite the kind you see on Star Trek.

Professor Wolfgang Tittel of the university's physics and astronomy department has made waves (or is it particles?) in the science community by teleporting the quantum state of a photon six kilometres

across the city — a new distance record.

His paper was recently published in
the journal Nature Photonics.

It all has to do with quantum entanglement. If you've been reading your Popular Science magazines, you know that quantum particles can become entangled, meaning they're kind of like soulmates. Even when they're far apart, they can still affect one another instantaneously in a way Einstein described as "spooky."

That's where Tittel comes in. He and his crew started by creating a pair of entangled photons and then zipping one off to city hall through fibre optic cable infrastructure lent by the city.

At the same time, they cooked a third photon (not entangled) at the city's data centre in Manchester and sent it to arrive at the same time as the entangled photon.

"It turns out that the particle that remained here was in the same state as the particle we created in Manchester. Somehow, that state was transferred between city hall and the university," said Tittel.

If you're confused, don't feel bad. Einstein was too. But if you're wondering what the practical applications are here, think Snowden, not Spock.

Tittel said as this process is refined, they'll be able to encode keys into a photon's state and send it along. If anyone intercepts the photon's state, the sender and the receiver will both know.

"If we find out this has not happened, then we know two people can share a perfectly encrypted key," said Tittel.

N.Y. bombing suspect linked to jihad vowed to martyr himself metroNEWS







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UN chief unleashes frustration at leaders who keep 'feeding the war machine.' **World**



Train driver injured in crash

TRANSIT

Passengers were not hurt in derailment

Transit officials say a Calgary commuter train crash which occurred during the peak of the morning rush hour Tuesday could have been much worse.

An light-rail train was approaching the end of the line in Calgary's northwest, but failed to stop. It crashed and derailed leaving the driver, a woman in her early 60s, trapped inside.

She was later taken to hospital with serious injuries.

Two passengers aboard the train were not hurt.

The lead car, which left the tracks, buckled. The front windshield was shattered with a large round hole punched through it.

"Part of the post that holds that overhead power line shattered the windshield. We're very, very, very fortunate. It could have been a lot worse obviously and we're fortunate that it wasn't," said Calgary Transit spokesman Ron Collins.

"This train was going outbound by the way, not toward

the downtown. Now we're trying to determine exactly what

happened," he added.
"The train proceeded on to the tail track. It went through a fence and then it derailed onto the ground. The first car sustained lots of damage. It actually buckled."

Paramedics feared the worst when they arrived.

"On arrival, it was not clear to EMS how many patients or passengers may have been aboard the train given the time of morning - 7 a.m., of course, is at the height of rush hour traffic and commuter traffic with

transit," said Emergency Medical Services spokesman Stuart Brideaux.

"Given the amount of damage to the cab of the LRT in the driver compartment, she did require extrication — however fortunately, we did have good access at the scene."

Brideaux said the woman suffered serious injuries, but described her condition as stable.

Collins said it's too early to speculate on what caused the crash until the driver of the train is able to explain what happened.

The Calgary LRT system has

been running since 1981 and has expanded over the years connecting the northwest, northeast and south sectors of the city to the downtown core. Unlike subway systems in other major cities, nearly all of the 53 kilometres of track is

above ground. Collins said although there have been accidents over the years involving pedestrians and occasionally vehicles, this one

is out of the ordinary. "This is a very rare event for us to have something like this happen ... that's for sure." THE CANADIAN PRESS

DEMOCRACY

Opposition tactics leave house leader 'disgusted'

Alberta's government house leader says opposition members are deliberately thwarting the work of a flagship legislature committee on democratic reform.

Brian Mason warns the Select Special Ethics and Accountability Committee could be scrapped after its mandate expires next week.

"I'm pretty disgusted," Brian Mason told reporters Tuesday. "(The opposition) have filibustered that committee from start to finish, they've made up phoney points of order and points of privilege (and) they've attacked chairs for just trying to do their job.

"They clearly do not want to see any restrictions placed on their ability to tap their rich friends for campaign money."

The committee was struck last year as a non-partisan collaboration to breathe new life into Alberta's democratic rules on elections, election financing, and whistleblower and conflict of interest rules.

But only the whistleblower section is done and opposition and government members are bogged down amid debate on election finance reform.

Opposition members say the government is trying to ram through last-minute financing rules to benefit the NDP, but Mason says the opposition is simply opposed to real reform.

He says if the opposition won't work to pass recommendations, simply creating a new committee won't solve the problem. THE CANADIAN PRESS



POLICE

Consultant to review high-risk units



Lucie Edwardson Metro | Calgary

With an eye on top-notch response methods and improved efficiency, the Calgary Police Service will have an external review done on three of their most critical units.

The CPS is taking bids on a \$100,000 review to "systematically evaluate three areas within the Real Time Operations Div-

You

WINNER TAKES

HALF THE CASH!

ision (RTOD)."

The three areas identified in the Request For Proposal were the Tactical Unit, Canine Unit, and the Public Safety Unit, with the goal of the review to "make recommendations to improve efficiency, effectiveness and police legitimacy and ensure policing practices within these identified areas are consistent with existing Canadian case law and best practices, emphasizing de-escalation and the preservation of life."

Supt. Ray Robitaille told Metro the service is always looking at ways to make sure they're current with best response methods and efficiency of responses. He added the three areas were chosen due to the complexity of situations they deal with on the frontlines every day.

Robitaille said the review process is CPS simply doing their due diligence. He said with the release of the Iacobucci report in Toronto (a report on police encounters with people in crisis), and the MacNeil report in Moncton (a review of the incident where three RCMP officers lost their lives in June 2014), it's time for an external review of CPS units as well.

The chosen consulting firm would require a depth in experience in reviewing both Canadian and international law and law enforcement.

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Michael Suddes, site director at Foothills hospital, says the health authority will install pay-by-plate meters to replace parking barriers. JEREMY SIMES / FOR METRO

Parking makeover underway

FOOTHILLS HOSPITAL

Plan is to have a new 2,000-stall parking lot



Jeremy Simes For Metro | Calgary

You can expect improved dropoff zones at the Foothills Medical Centre, as Alberta Health Services (AHS) revamps parking services at the hospital.

On Tuesday, Michael Suddes, Foothills site director, said AHS will begin construction Saturday on a new, \$50-million 2,000-stall parking structure to replace Lot 1.

He said the new lot is part of AHS's plan to improve patient and visitor experiences, which includes better drop-off zones.

The drop-off zones, Suddes said, will let visitors quickly park, take their family member to the emergency room and, when all is good, return to the vehicle and park it in a long-term lot.

He said the zones will better marked — taking a note from the airport — where they will be designated by letter: A, B, C, D, etc.

"Dropping off patients and family members is as important as parking, particularly if you're attending an emergency department," Suddes said. "You need really quick access to get that person seen as soon as possible."

Though Sandra Azocar, executive director of Friends of Medicare, said more dropoff sites is a good idea, she said AHS shouldn't rely on fees to offset expenses.

"It hinders someone's ability to provide supports to their family members when they're constantly having to go to the hospital," Azocar said.

Suddes said parking rates won't change while the new lot is under construction and likely won't be lowered once it's complete.

However, he said AHS reviews its parking rates annually. The health authority has also said it has compassionate parking passes for patients and visitors facing financial hardship on a case-by-case basis.

As part of revamping experiences at hospital parking, the Foothills will also install a payby-plate system, much the like City of Calgary's parking meters, which will eliminate the need for gates and improve traffic flow.

For pay-by-plate, visitors will enter their license plate number and an estimated time their vehicle will remain in the lot.

Visit www.ahs.ca/fmcparking to get maps and information for parking areas and dropoff zones.



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Exorbitant charges are a challenge for parents: Adams



Lucie Edwardson Metro | Calgary

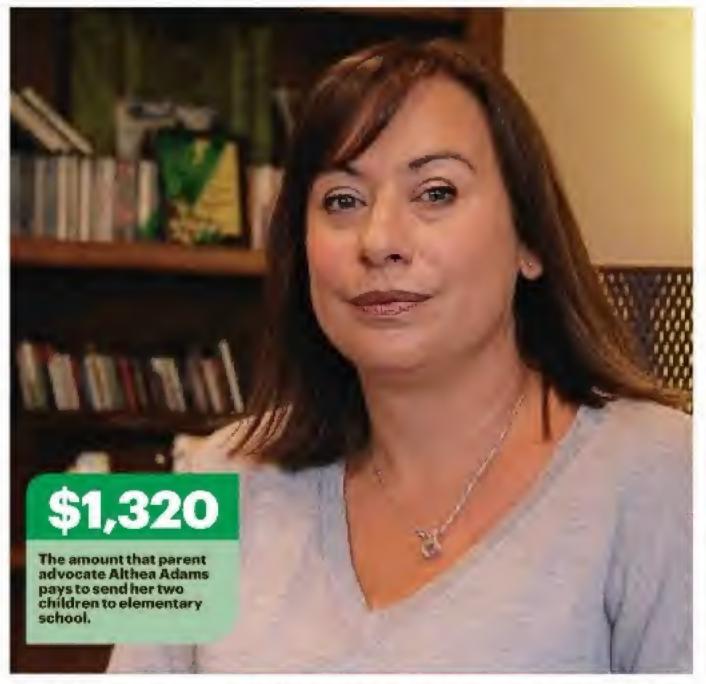
The Calgary Association of Parents and School Councils (CAP-SC) is calling foul on the Calgary Board of Education (CBE) for what the group is calling exorbitant — and sometimes surprise — fees.

Althea Adams, spokeswoman for CAPSC and the single mother of two elementary school-aged children, said when she went to pay CBE fees for her children she was shocked when they were roughly \$1,300 - but soon found out that wasn't it.

"It was funny because a friend of mine asked why mine was only \$1,300 and hers was over \$1,300," said Adams.

"Turns out, even though I'd already paid my fees at the beginning of the school year, after the fact on Sept. 8 they added additional charges for an activity fee."

Adams said her CBE fees included two kids on the bus at \$335 each, noon supervision fee at \$285 each, instructional supplies and materials (ISM) at \$45 each and an incidental activity fee at \$10 each- re-



Althea Adams, spokeswoman for CAPSC, said CBE school fees are too expensive for parents. LUCIE EDWARDSON/ METRO

two children.

"It's crazy," she said. "When I fill out my taxes I check off that I'm supporting the pubdollars are already paying for

Education Minister David Eggen committed to eliminating school fees during his campaign, but has said recently tough economic times in the province hasn't allowed for that to happen this year.

Across the board, CBE parents are paying roughly \$100 more for their children at any grade level in comparison to

Adams said what appears to be ever-rising fees at the CBE needs to stop. She said it's difficult for many low-income families, single parents and in general, for anybody.

"For many people that's rent, that's choosing between

🚹 SCHOOL FEES BREAKDOWN

Here is what fees look like for parents of (Calgary Board of Education (CBE) students:

Elementary

\$30: Instructional Supplies and Materials \$285: noon supervision \$335: yellow school bus \$10: Incidental Activity Fee (IAF)

Junior High

Total: \$660

\$137: ISM \$335: Bus \$30: IAF \$50: Refundable security deposit Total: \$552

High School

\$152: ISM \$335: Bus \$85: Per textbook (\$50 is refunded)

Total: \$572 (only includes Total: \$575 one textbook).

Here's what fees look like in Calgary Catholic School District (CCSD):

Elementary

\$20: General fee (GF) Max \$95: Instructional resource fee (IRF) \$80-\$160 per family: Noon supervision, (\$80 for one child and \$160 for two plus children). \$270: Bus

Total: Maximum \$465 for one child

Junior High

\$35: GF \$150: IRF \$270: Bus Total: \$455

High School

\$35: GF \$150: IRF \$270: Bus \$120: Text books

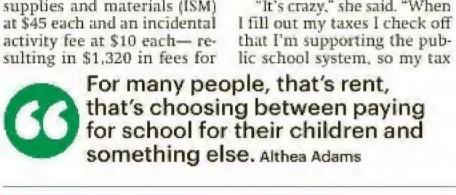
In addition, students are provided with a school supplies shopping list, and junior high and high school students could be required to pay additional fees for parking, instrument rentals and other optional course costs (including things like sketchbooks or construction material), all of which vary from school to school.

paying for school for their children and something else,"

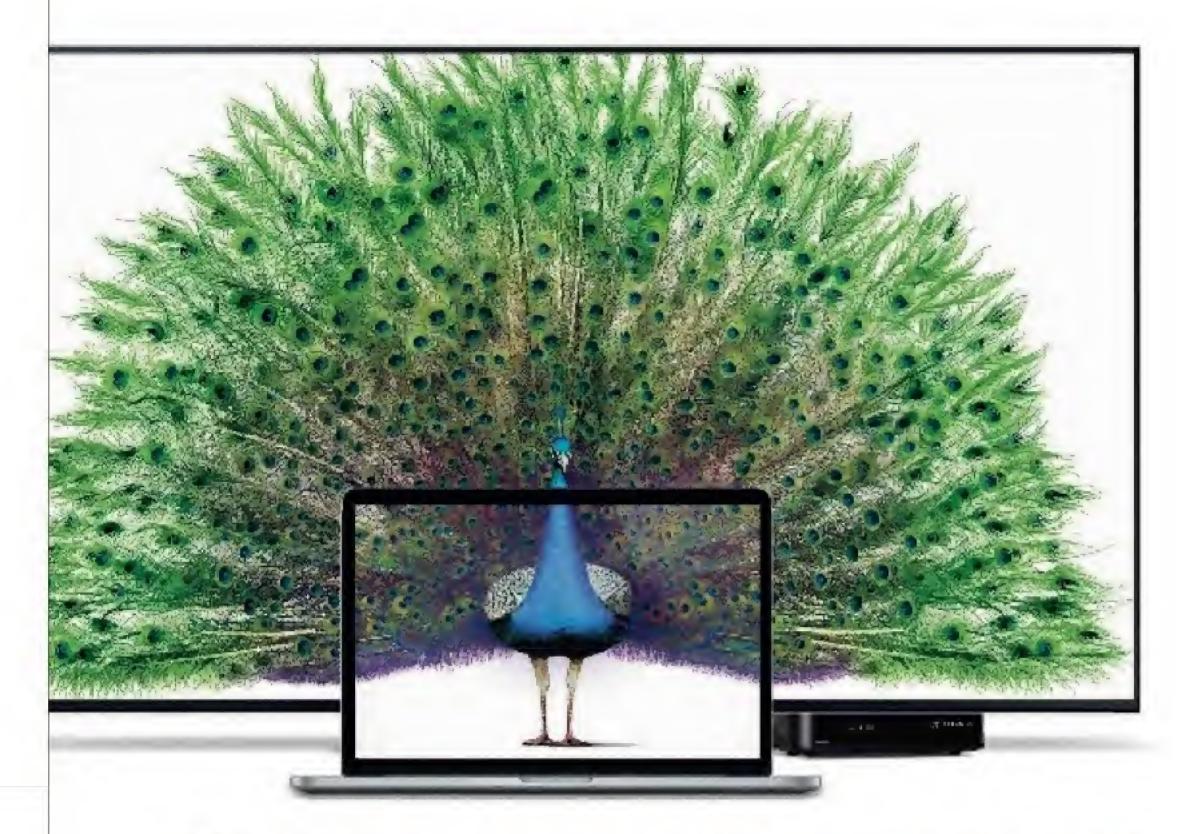
"It's a lot of money for anybody, and not everyone has flexibility to pay \$1,300 at the beginning of a school year."

Both boards will waive fees for families that apply for assistance and meet income standards.

CBE parents are paying roughly \$100 more for their children than Calgary Catholic School Board parents.







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Men marched down Stephen Avenue in high heels Tuesday over the lunch hour to raise money for the YWCA in its 11th annual Walk A Mile In Her Shoes fundraiser, BRODIE THOMAS/METRO

Men strut their stuff for charity

Participants come close to \$200,000 for 2016 event



Brodie **Thomas** Metro Calgary

When James Sullivan was presented with his size 13 heels, they brought to mind another form of transportation.

"They were canoes," he joked.

Sullivan was one of 224 men who strutted their stuff in high heels down Stephen Avenue over the lunch break Tuesday as part of the YWCA's 11th annual Walk A Mile In Her Shoes event.

Men in business suits, uniforms and even work coveralls made the wobbly trip from Bankers Hall to Olympic

Walk A Mile In Her Shoes has raised more than \$2 million across 11 years.

Plaza, much to the delight of passers-by.

Given the wet weather, many were clutching umbrellas that doubled as canes.

Sullivan said it was his first time at the event. He admitted his feet were killing him after the walk, but he still had a good time.

YWCA CEO Sue Tomney said the event has raised well over \$2 million over its 11 years, and this year they came close to \$200,000.

All funds go to YWCA specifically programs and services that help women and children fleeing domestic violence. Those include the

Sheriff King Home, community-based supportive housing and Mary Dover House.

Tomney said they try to make it as easy as possible for participants by holding it over the lunch break and providing a lunch after the

And for anyone thinking of taking part next year, there's no need to start shopping for pumps.

"We provide the shoes and we provide the backpacks so that when they're walking, they can put their own shoes in the backpacks," said Tomney.

Many of the walkers were part of corporate teams, such as a crew from Trican Well Services. They stood out with their coveralls, hard hats and bright-red heels.

"The company as a whole is involved in a lot of community initiatives, and this is one the gentlemen can step for," said Mike Gilchrist.

BANFF, LAKE LOUISE

Snowfall a happy surprise

It may not be carving grade, but there's definitely a light cover of snow over southern Alberta's mountain villages.

Excited snow-thusiasts took to Twitter and other social media to share the excitement after Environment Canada's forecast called for a sprinkling of rain, and yes, some snow in the Banff and Lake Louise areas.

Although the rest of the week to come looks sunny, photos circulating Tuesday showed a winter wonderland in the making.

POLITICS

Kenney tweets quit letter

Calgary Conservative Jason Kenney is officially stepping down as an MP this week.

Kenney tweeted a photo of his resignation letter, dated Tuesday, to Speaker Geoff Regan, in which he says he is vacating his Calgary Midnapore seat effective Friday.

He says in his letter that it's been the greatest privilege of his life to represent his constituents in Parliament.

Kenney announced in July that he was running for leader of the Progressive Conservative Party of Alberta.

He also announced that he wants to rally conservative voters in Alberta in a new party to defeat the NDP in the 2019 provincial election.

The leadership race officially begins Oct. 1.

"I leave the House with the same profound esteem for the institution of Parliament with which I first arrived in June 1997," Kenney wrote in the

His tweet above a photo of the letter says "No going back now. #UniteAlberta."

THE CANADIAN PRESS



Jason Kenney is stepping **down.** THE CANADIAN PRESS FILE

West Nile cases up in Alberta



Jeremy Simes For Metro | Calgary

Though Alberta didn't see a dramatic increase in West Nile Virus cases this year, the government is reminding Albertans to take precautions that can prevent the virus.

On Tuesday, Alberta Health said there were five West Nile cases in Alberta this year, compared to last year's case-rate of zero. There were also no cases of West Nile in 2014.

Most commonly spread by infected mosquitoes, West Nile Virus can cause febrile illness, inflammation of the brain or meningitis.

Each year, Alberta Health conducts passive surveillance for West Nile in humans through public-health laboratories and Canadian Blood Services.

Of the five cases, four were found in the South Zone while

one was found in the Calgary Zone.

Dr. Karen Grimsrud, Chief Medical Officer of Health, gave a few tips to take precautions against West Nile, as many Albertans will be travelling abroad this year.

"This includes wearing longsleeved, light-coloured shirts and pants, wearing a hat, using insect repellant and eliminating standing water around homes," Grimsrud said.



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Bomb threats prompt lockdowns

Staff and students at both Bishop Caroll High School and Bishop Grandin High School were in a voluntary lockdown Tuesday morning after apparent threats were made against the schools.

Calgary police Det. Travis Ibach said police were called to Bishop Caroll around 9:30 a.m., adding that he wasn't entirely sure how the threat came in, but believes it was a phone call to the school.

After the threat, the school entered into a "precautionary internal lockdown," according to a Calgary Catholic School District spokeswoman, while police searched the area, both inside the school and outside.

fbach said they've found nothing out of the ordinary. Around the same time, Act. Det. Jody Cross said Bishop Grandin School also entered into a voluntary lockdown when a similar threat was made against the school.

"They've both been resolved, we believe it was the same sort of circumstances for both, but they've both been deemed as not being credible at this point," he said, LUCIE EDWARDSON/METRO



IN BRIEF

Calgary toilets among competition finalists

There's something about Calgary poo palaces - it keeps the judges coming back chanting top potty. Every year Cintas Canada searches the kingdom near and far to crown one toilet seat as the throne in their Best Restroom Contest. Again this year, Calgary has landed on top with two royal flushes: our public East Village toilet and the restrooms at Sauce Italian Kitchen & Market.

HELEN PIKE/METRO

Public wants Green Line option back

Wednesday, September 21, 2016

Underground alignment on 12 Avenue scrapped



Helen Pike Metro | Calgary

A coveted Green Line alignment option in the Beltline neighbourhood has gone underground - or off the table completely — with few answers for residents.

On Wednesday, the Transportation and Transit committee will talk Green Line updates, including the potential alignments for downtown and the Beltline.

But the latest report from administration showed a big change. Instead of eight options, administration has boiled alignments down to three. They were considering a combination of at grade and underground options for 12 Avenue, but now it's been scrapped in favour of a simpler surface plan.

Peter Oliver, president of the Beltline Neighbourhood Association, said early engagement sessions showed a lot of interest in having the Green Line come further into the Beltline, while integrating with the community through the underground option.

"It's our only viable option to get something that really supports the community and improves its public transit but also integrates well with the whole transportation system there," said Oliver.

The Ward 8 Coun. Evan Woolley said the underground option is one key stakeholders, including Calgary Stampede, were vying for.

"It's disappointing to see just



A rendering of an underground Green Line station planned for the Beltline area. CITY OF CALGARY



It's disappointing to see just these three remaining options coming forward.

Coun. Evan Woolley

these three remaining options coming forward," said Woolley. "If we're truly looking at building something for 100 years down the road, for us to not look at 12 Avenue underground and look at 10 Avenue underground doesn't seem very smart to me."

Woolley noted there's a lot of development opportunities in

the area, 22,000 people living there, and he has a hard time seeing a viable option completely

The city is still evaluating other options, and will be narrowing down their recommendation in time for a presentation to council in December that will include cost estimates.

The BNA is asking the city to further investigate the underground for 12 Avenue.

"We feel like this is being rushed," said Oliver. "We're at risk of not actually having the Beltline thoroughly integrated on this line...we think there's a win that is good for the network and good for everyone in the city — there's a lot of important destinations in the Beltline."

Kurt Kadatz, a spokesman from Calgary Stampede, said they're also hoping the Green Line will go underground.

"We are a strong proponent of an underground solution, given the disruptions we've seen with the 25th Ave crossing and the closure of 17th Ave into Stampede Park since LRT came on line in the eighties," said Kadatz. "We love transit - it brings thousands of people to Stampede Park for Stampede and hundreds of other events every year ... so you can see why we're hopeful for a solution that works for the city, the adjacent community and for the Stampede and our guests and clients."

University removes racist posters

Arundeep Singh Sandhu says he felt a flash of anger when he heard that someone had put up racist posters at the University of Alberta that target turban-wearing Sikhs.

But instead of giving in to rage, the former student decided to help organize a gathering to be held next week to raise awareness about what a turban is and its importance to Sikhs.

Sandhu, 28, said volunteers will tie turbans on to students at the main Edmonton campus and answer questions during an event he is calling Turban 101.

"I thought this would be a really good way to turn the conversation around," Sandhu said Tuesday.

"You had your say and put your poster up. The response was people tore it down. Now we are going to give our views and see what people think of that."

The University of Alberta said it removed 12 of the posters found on the Edmonton campus on Monday, including one at the university's main library.

The posters feature a picture of a Sikh man, profanity about turbans and a statement calling on people from third-world cultures to leave Canada.

Messaging on the poster included the caption "F-K YOUR TURBAN" and "If you are so obsessed with your third-world culture, go the f-k back to where you came from."

The posters included the hashtags "non-integrative" and "in-

University president David Turpin said campus police are investigating who is behind the disturbing posters.

"The University of Alberta is a space that is open to all people and we take pride in the strength of our diverse community," Turpin said.

THE CANADIAN PRESS

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Economy needs climate action: Minister

Political right criticized for commitment to inaction

Alberta's environment minister says debate around climate change has become too polarized, and that uncertainty on action will discourage invest-

Speaking to a full house at the Pembina Climate Summit in Calgary Tuesday, Shannon Phillips said the debate in the oil and gas industry has already shifted to how best to tackle climate change - but that the political right in Alberta continues to preach inaction.

"As we move back into the legislature, you will all hear again and again that this is not the right time for action. For some there will never be a right time," said Phillips.

She said the NDP is pushing ahead with its ambitious environmental agenda, despite strong push back from opposition members who say the plan is too costly for Albertans.

"We are doing all of this in



Alberta Environment minister Shannon Phillips said a sound climate change policy is the best way to spur investment in the province. THE CANADIAN PRESS

a highly polarized political environment, where the political right in this province can barely conceal their contempt for Premier Notley and her government," said Phillips.

"If given the chance, the political right would go about ... dismantling all of this progress."

The Wildrose party has argued that the climate plan is discouraging investment in Alberta and will hinder the province's ability to recover from the downturn.

Phillips, however, said that oil and gas companies and potential international investors have told her that they want to see action on climate change.

"It is of key importance for Alberta, for investment confidence in the oil and gas sector, to have a robust and credible climate plan," she said.

"It is no longer a safe investment bet to be able to make the case for large-scale investment, which is what we require in Al-

As we move back into the legislature, you will all hear again and again that this is not the right time for action. For some there will never be a right time. Shannon Phillips

berta, without a climate plan. So it's an economic dead end."

Phillips's speech comes as the province moves ahead with an ambitious agenda including phasing out coal-fired power plants, capping oilsands emissions and introducing a carbon tax.

The Wildrose party has said that those policies have led to Alberta losing investments to Saskatchewan, which has no carbon tax.

That could soon change though, with the federal government committing earlier this week to level the playing field somewhat by imposing a carbon price on any province that doesn't adopt their own carbon pricing mechanism.

David Hone, climate change advisor for Shell, said companies need to be confident that climate change policies are in place for the long term before investing.

"There is still a debate going on about what the policy framework needs to look like," said Hone, pointing to what's happening in Alberta's legislature.

"As long as that debate exists, there will be uncertainty on the investments needed to reduce emissions."

He pointed to Australia, which reversed a carbon tax. and the United Kingdom, which ended a bid process for carbon sequestration at the last minute, as ways government have made it harder for companies to be confident in their environmental investments.

Hone said there's a clear demand for emission reduction with today's NDP government, but not necessarily in future

"Is that true after the next election? And the next election after that? That uncertainty has to be managed." THE CANADIAN PRESS



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PM rejects 'anxiety' tactic

UN GENERAL ASSEMBLY

World leaders take aim at Trumpism, call for unity

Justin Trudeau's first speech to the United Nations General Assembly included some lessthan-subtle references to the politics practised by people like Donald Trump, in a year in which populist nationalism has made gains in different countries.

The prime minister never mentioned any names, yet warned three times in his speech about politicians who exploit anxiety for personal gain. Politicians have a choice to make, Trudeau said: stoke public angst because it works for them politically, or try alleviating it with policies that improve people's lives.

He cast his government's spending-heavy program as the latter - with an infrastructure plan that he's convinced will create middle-class jobs.

"What is the alternative?" Trudeau asked. "To exploit



Justin Trudeau speaks to the UN General Assembly on Tuesday, SEAN KILPATRICK/THE CANADIAN PRESS

anxiety? To turn it into fear and blame? To reject others because they look, or speak, or pray differently than we do?"

His message was similar to that of Barack Obama. Before Trudeau delivered his first UN address, the U.S. president gave his last. Obama defended globalization; derided walls

between nations; and encouraged policies that allow working people to experience the benefits of the global economy.

Trudeau and Obama didn't discuss their speeches beforehand. One official said any similarities simply stemmed from coincidence and a shared world view.

That level of agreement was illustrated later in the day during a discussion on refugees, where Obama saluted Trudeau: "I want to personally thank Chancellor Merkel and Prime Minister Trudeau and the people of both those countries ... it's the right thing to do." THE CANADIAN PRESS

Sponsor history in Canada

Trudeau has been in New York this week to address the UN, where much of the buzz has been about Canada's intake of Syrian refugees. Here's how the country got to this point:

1946-1962: Canada admitted nearly a quarter of a million refugees who were privately sponsored.

1976: Canada tabled a new Immigration Act that, for the first time, recognized refugees as a special class of immigrants. It entrenched the definition of a convention refugee, created a refugee determination system, provided for admission on humanitarian grounds of designated classes of people and enabled the private sponsorship of refugees.

IN BRIEF

gets extension

Passport deadline

In the wake of a public outcry, Ottawa has extended the grace period of its new travel requirement for Canadian dual citizens.

The government was to demand all air travellers who are citizens of Canada and another country be required to carry a Canadian passport as of Sept. 30. Immigration Minister John Mc-Callum announced Tuesday the date would be pushed to Nov. 10.

TORSTAR NEWS SERVICE

More glitches for Phoenix system

After months of problems, the federal government's Phoenix pay system experienced an outage Tuesday that prevented employees from logging in.

Public Service and Procurement Canada spokeswoman Anne Trépannier said the system was down for around four hours. Trépannier noted the issue was not with Phoenix, but the servers that provide access to Phoenix.

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Donald Trump Jr.'s tweet not so sweet

Donald Trump Jr. has posted a message on Twitter likening Syrian refugees to a bowl of poisoned Skittles.

Seeking to promote his father's presidential campaign, the younger Trump posted a tweet featuring a bowl of the candy Skittles with a warning.

"If I had a bowl of skittles and I told you just three would kill you, would you take a handful?" said the tweet on the verified @DonaldTrump]r

handle. "That's our Syrian refugee problem," said the post, which caused a stir and negative tweets on the internet into Tuesday.

Trump Jr.'s tweet said, "This image says it all. Let's end the politically correct agenda that doesn't put America first."

His father has advocated sharply restraining immigration and has accused opponent Hillary Clinton of advocating acceptance of tens of thousands of refugees.

Skittles' parent company, Wrigley Americas, distanced itself from the tweet with a terse response opposing Trump [r.'s premise.

"Skittles are candy. Refugees are people. We don't feel it's an appropriate analogy," Vice-President of Corporate Affairs Denise Young said in the statement.

"We will respectfully refrain from further commentary as anything we say could be misinterpreted as market-

Trump Jr. has been generating some controversy lately. Last week, he made what some took as a Holocaust-themed joke in an interview with a Philadelphia radio station, referring to "warming up the gas chamber."

He has denied he was alluding to the Holocaust.

THE ASSOCIATED PRESS



New York bombing suspect Ahmad Khan Rahami. UNION COUNTY PROSECUTOR'S OFFICE/THE ASSOCIATED PRESS

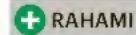
'Bombs will be heard': Suspect

NEW YORK CITY

Terrorism charges filed against Ahmad Khan Rahami

Ahmad Khan Rahami vowed to martyr himself rather than be caught after setting off explosives in New York and New Jersey, and he'd hoped in a handwritten journal championing jihad that "the sounds of bombs will be heard in the streets," authorities said Tuesday as they filed federal terrorism charges against him.

Criminal complaints in Manhattan and New Jersey federal courts provided chilling descriptions of the motivations that authorities said drove the Afghan-born U.S. citizen to set off explosives in New York and New Jersey, including a bomb that injured more than two dozen people when it blew up on a busy Manhattan street.



Ahmad Khan Rahami, 28, a U.S. citizen born in Afghanistan, remained hospitalized Tuesday after surgery for a gunshot wound to his leg.

Meanwhile, more details emerged Tuesday about Rahami's past, including the disclosure that the FBI had looked. into him in 2014 but came up with nothing.

According to the court complaints, Rahami's journal included a passage that said: "You (USA Government) continue your (unintelligible) slaught(er)" against the mujahideen, or holy warriors, in Afghanistan and elsewhere.

"Death to your oppression," the journal ended.

One portion expressed concern at the prospect of being caught before being able to carry out a suicide attack and the desire to be a martyr, the complaints said. Still another section included a reference to "pipe bombs" and a "pressure cooker bomb" and declared: "In the streets they plan to run a mile," an apparent reference to one of the blast sites, a charity run in a New Jersey shore town.

There also were laudatory references to Osama bin. Laden, Anwar al-Awlaki — the American-born Muslim cleric who was killed in a 2011 drone strike and whose preaching has inspired other acts of violence — and Nidal Hasan, the former Army officer who went on a deadly shooting rampage in 2009 at Fort Hood, Texas, the complaints said.

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Tuesday against leaders who keep "feeding the war machine" in Syria as he bowed out of the world stage, while President Barack Obama said there was no military solution to the fiveyear conflict and described a globe in the throes of a contest between authoritarianism and democracy.

Both Ban and Obama were making their final speeches at the annual gathering of world leaders at the United Nations. They did so against a backdrop of mounting bloodshed and a failing cease-fire in Syria, escalating attacks around the world by Islamic extremists, and millions of people fleeing fighting and poverty.

The UN chief, whose 10-year period at the helm of the unwieldy world body ends Dec. 31, vented his pent-up frustration with uncharacteristic candour,

terial meeting that "powerful patrons" on both sides in the Syrian conflict — which he did not identify - "have blood on their hands."

"Present in this hall today are representatives of governments that have ignored, facilitated, funded, participated in or even planned and carried out atrocities inflicted by all sides of the Syria conflict against Syrian civilians," he said.

But Ban blamed the Syrian government for the most deaths. He said it was continuing to drop barrel bombs on neighbourhoods and torture thousands of detainees, Syria's Foreign Ministry condemned Ban's address and contended that the UN had failed to resolve any conflicts on his watch.

Ban spoke as the U.S., Russia and more than a dozen other countries attempted to resurwho was responsible for an attack Monday on an aid convoy that killed some 20 civilians that the UN chief denounced as a "sickening, savage and apparently deliberate attack."

The Syrian conflict has killed as many as half-million people, contributed to Europe's worst refugee crisis since World War II and allowed Daesh to emerge as a global threat.

Ban also criticized authoritarian and undemocratic tendencies among world leaders bent on clinging to power.

But he also noted positive global developments during his decade as the UN chief. He cited the rise of "people power" with mobile phones that now blanket the world, reductions in poverty, political transitions in Myanmar and Sri Lanka, and the ceasefire agreement in Colombia.

companies pledge aid

World leaders gathered at the UN pledged Tuesday to take in 360,000 refugees next year, U.S. President Barack Obama said, roughly doubling the previous year's allowance.

The United States said 52 countries taking part in a U.S.led summit were stepping up to accelerate resettlement and boost financial support for

Private companies were stepping up, too. The White House said more than fourdozen U.S. businesses had pledged \$650 million, including Facebook, Twitter, Master-Card and Johnson & Johnson. THE ASSOCIATED PRESS

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SHIELINAR

Your essential daily news

Wednesday, September 21, 2016

EMMA TEITEL ON SOCIAL BRANDING

Personal brands are no longer solely the business of celebrities or real estate agents. They are the business of us all especially who are looking for a job.

A few days ago I was in the process of posting a dorky family photo to my wife Ella's Instagram account when she stopped me dead in my cyber-tracks.

"Don't post that," she said. "It's off brand."

"Off brand," I asked? "What brand?"

"My personal brand," she said.

We have been together almost a decade but for some reason I had no idea that all this time, she was curating a "personal brand" on social media

"I call it art-cute," she told me. (Not to be confused with art-brut, French for "Outsider Art")

What does this mean? In her own words: "Artsy photographs with a lot of emoticons in the captions."

I asked Ella if I had a personal brand and she said that beyond my column-writing persona (young-ish, gay Canadian), my social media presence needed serious work. "It's just random photos of friends and strangers' dogs," she said. "There's no discernible theme."

I don't care. I told her. But it turns out, I should. Unfortunately, Ella is onto something. Personal brands are no longer solely the business of celebrities or real estate agents; they are the business of us all. And I'm not just referring to people in the media or public relations professions, but to anyone at any age and in any industry -

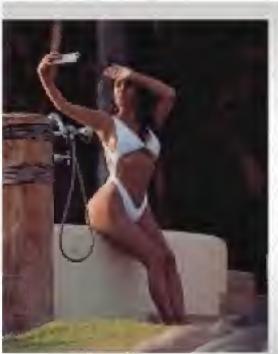
What's troubling Is the likelihood that these services will slowly erode the fun of social media

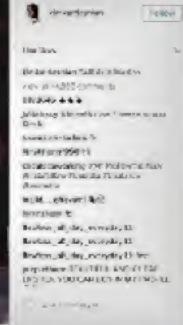
especially if he or she is looking for a job.

It's no mystery that employers often investigate the social media presence of job candidates, but this practice has become so routine in recent years that for some

them know that too.

But the company's role goes beyond flagging offensive or illegal content. It also tracks how influential a job candidate is: how many followers they have and how many people their posts





BRAND K Kim Kardashian definitely knows what her social media presence is all about. Do you? Does your employer? INSTAGRAM

bosses, it demands the special care of a professional service.

Enter The Social Index, an Australian startup that helps employers determine a job candidate's social media persona and influence. The company, which launched this year and plans to expand to the U.K. soon, scours the public Facebook, Twitter and LinkedIn profiles of a job candidate and produces a report — or in the company's own words, a "core analysis" — summarizing the person's online presence.

According to managing director Fiona McLean, the company's "core analyses" show employers how job candidates "represent" themselves online, and ensure "that appropriate online behaviours are evident." Of course, if those "appropriate behaviours" aren't evident, it lets

reach.

McLean says The Social Index obtains job candidates' consent when it conducts its investigations. But the service does pose a lot of thorny ethical questions. Such as: if a job seeker makes political statements on Facebook or Twitter that don't align with their potential employer's views, can The Social Index relay this information to the employer?

McLean says no - that The Social Index only relays "relevant" professional information to employers and as a result, reduces bias. But "relevant information" might mean many different things to many different people.

For example: "Bob Smith Tweeted 3,600 times yesterday," might be music to some bosses' ears but it's also likely to be misery to others'.

and similar social media investigative startups that are likely to launch in years to come, isn't that they are invading our privacy. On the contrary, the con-

In the end, what's troub-

ling about The Social Index,

tent that the Social Index accesses is 100 per cent public.

What's troubling, rather, is the likelihood that these services will slowly erode the fun of social media itself. Having a distinct personality or a weird, albeit totally inoffensive presence on Instagram (like for example, Ella's "artcute") is as of now, not a bad thing.

You can be a lawyer who tweets about baseball, an IF specialist who hates Justin Trudeau, or a columnist who loves Kernel's Popcorn. Sure, your boss may check in every once in a while to see what you're up to but unless you're a teacher or a political operative, as long as you're not espousing hate or breaking the law, you're probably okay.

But in the future of the The Social Index, a future where employers hire agencies to write detailed reports about job candidates' online activity, you'd be foolish not to mould your personal brand into something bland, mainstream and easily palatable. And you'd be hesitant, I suspect, to post anything interesting or offbeat at all.

The irony in this is that while companies like the Social Index exist to encourage transparency and reveal truths about the job candidates they are investigating. they are likely to achieve exactly the opposite: that is, a working world in which employers know less about the people they are hiring than ever before.

Emma Teitel is a national columnist for the Toronto Star.

Grits taking losses where they expected wins



Paul Wells

Everyone suspected the return of Parliament would provide a bumpy ride for a Liberal government still enjoying sustained popularity nearly a year after the election.

The surprise is that the turbulence has set in so quickly.

Let's look at two strengths the Trudeau Liberals thought they had, and one weakness they knew would plague them. All have conspired to make the first half of their week lousy.

First, the weakness. "Entitlement is our kryptonite," a senior Liberal told me eight months before last year's federal election. Liberals know Canadians grow weary of them when they act as though they have always been in power, will always be in power, and are frankly impatient with the short interludes when Canadians elect someone else.

So it must have stung when Global News reported on Tuesday that a single unidentified staffer in the Prime Minister's Office billed taxpayers \$126,669.56 in moving costs to relocate to Ottawa. A second charged \$80,382.55. That's a lot of kryptonite.

It's one thing when Liberals get criticized for spending money. To some extent, every government faces the same steady stream of flak from the opposition benches, and there is no way the Liberals can positively gain voter support through ostentatious displays of frugality. It's quite another matter when the Liberals take criticism, some of it richly earned, on issues they thought would be winners for them. The week's most spectacular example is climate change.

To some extent, what's

happened is that Catherine McKenna, the rookie environment minister, has been slow to learn the cost of over-promising. When she got her job last autumn, she was eager to proclaim that the carbon-reduction targets set by the Conservatives were a minimum.

She has since realized that this government will be lucky to come anywhere close to meeting Harper's targets. The belated backtracking began over the weekend. The hard work lies ahead. The damage on the Liberals' environmental left could be long-lasting. Green Party leader Elizabeth May called McKenna's backtracking "nothing short of a disaster for the climate."

The second area where considerable effort from Trudeau seems to be paying exceedingly modest dividends is on his much-vaunted reconciliation with indigenous groups. Ottawa has started issuing construction permits for BC Hydro's Site C dam, over the objection of First Nations that have taken the government to court over the project. Charlie Angus, an NDP MP who's been quick to praise the Liberals on indigenous issues when he thought they deserved it, called the move a failed test for the Trudeau government.

Trudeau has been used to getting some of his most glowing coverage from news sources outside Canada. But in the U.K.'s Guardian newspaper, an article appeared that called his "lofty rhetoric" on First Nations a "simulation of justice."

The best remedy for all these ills is progress on these and other files. Promising was easy, consulting not much harder. Now comes deciding.

Paul Wells is a political columnist for the Toronto Star.



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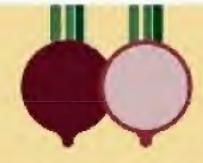
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BUTTERNUTSCOTCH PUDDING

- 3/4 cup packed coconut sugar
- 3 tablespoons corn starch
- 1 cup reasted butternut squash
- 2 cups half and half or full fat coconut milk

pinch of salt

- 3 large egg yolks
- 1 teaspoon vanilla extract
- 2 tablespoons butter or coconut oil, cut into pieces

Whisk the coconut sugar and comstarch. Combine the squash puree, half and half, coconut sugar mixture, pinch of sait, and egg yolks in a blender. Blend until very smooth, then strain through a fine mesh sieve into a medium-sized saucepan.

Cook the squash motore over medium heat, whisking constantly. until thickened and bubbly. Turn heat to low, and continue cooking and stirring until pudding is thick but still pourable. Strain through sieve one more time.

Stir vanilla extract and butter or cecenut oil into the hot pudding until completely incomparated.

Let pudding cool to warm. Cover and retrigerate until cold, then serve with whipped cream or coconut whip.

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Cracking the Colonel's code

FAST FOOD

Finger-lickin' quest to get to the bottom of a greasy mystery

Karon Liu Torstar News Service

Area 51, The Lost City of Atlantis, Jack the Ripper, Stonehenge. All of these pale in comparison to the greatest mystery known to mankind: how to make KFC's chicken.

Sure, KFC isn't really the gold standard of fried chicken (an informal poll in the newsroom showed that Popeyes, Church's and Chick-N-Joy are the chain favourites) but the allure of the secret 11 herbs and spices that make up Colonel Sander's original recipe still remains since he started cooking for weary travellers at a Kentucky service station in 1930.

A recent alleged leak of the fried chicken recipe to the Chicago Tribune is the latest recipe claiming to be the real thing (or at least closest to the real thing).

American cookbook author Todd Wilbur made a career replicating fast food recipes and published his first book, Top Secret Recipes, in 1993, which contains his version of KFC's original recipe fried chicken. In 2009, another fast food sleuth Ron Douglas published America's Most Wanted Recipes with another version of the chicken.

In a book, Colonel Sanders and the American Dream, late food writer Josh Ozersky wrote that Sanders commissioned Indiana-based spice



The 11 herbs and spices KFC uses in its fried chicken remain something of a deep-fried secret. TORSTAR NEWS SERVICE/SUPPLIED

company Marion-Kay to recreate his spice blend. The spice blend is still sold today under the name, though its exact ingredients aren't listed.

It's time to get to the bottom of this. I tested the recipe published in The Chicago Tribune, along with Wilbur and Douglas' recipe, with some adaptations.

Shortly after posting a picture of my recipe testing on Instagram, a social media rep for KFC Canada left a comment regarding the recent alleged recipe leak. "Many people have made these claims over the years and no one has been accurate — this one isn't either." they wrote.

"Our chicken is hand breaded and freshly prepared in restaurants all day every day, so they had that part right!"

The goal here isn't to make the best fried chicken, but to make KFC's chicken. However, there is one step missing from most of these copycat recipes: pressure frying.

The Colonel popularized using a modified pressure cooker to prepare chicken

faster while keeping the skin crispy and the meat moist. KFC still does it today.

That being said, it's not recommended to use an at-home pressure cooker to deep fry as the machines aren't designed to hold a lot of oil under pressure. With that in mind, I deep-fried the chicken.

After two days of experimenting and dozens of consumed drumsticks, an unscientific test by fried chicken fans picked the Todd Wilbur version as the closest to KFC.

At right is the test and tasting notes from other recipes.

Todd Wilbur's KFC Original Recipe, Baking Powder Variation

I made this recipe three times with various adaptations. The recipe tastes the closest to the original KFC recipe even though it was deep-fried not pressure-fried. Salty, juicy, a hint of that herbal spice, the flavours are pretty close. The biggest difference is the texture: KFC's skin is softer while this version is much crispier and more delicate. Most taste testers said this is the closest to KFC. Some liked it better. Wilbur's recipe calls for tellicherry pepper, a finer type of black pepper known for its fruity notes, from the Malabar region of India. I doubt the Colonel was using this. If you want that iconic salty, spicy umami bomb go to the Colonel. If you want a crispier version with a fresher herbal taste, make this at home.

Ron Douglas' KFC Original Recipe Fried Chicken

Originally published in 2009's America's Most Wanted Recipes, Douglas' recipe for his version of KFC calls for a pressure fryer, which few people have at home so I deep fried it instead. The result doesn't really taste like KFC, and is somewhere between the recipe published in the Chicago Tribune and Wilbur's version. It's good, but missing the spicy, salty kick. Visually, it also came out darker than KFC's chicken.

(1) ALL IN THE OIL

Fried chicken tips:

- Essential gear: An oil/ candy thermometer is an absolute must. They're relatively inexpensive and can be picked up at any kitchen store for about \$15. They are also handy for melting sugar and making holiday confections.
- What to do with the oil:

Frying oil can be reused multiple times. Let it cool down completely and strain out any leftover fried bits. Store in an airtight container away from heat or light. Never pour oil down the sink as it'll clog your pipes. Small amounts can be tossed in the Green Bins as they'll be absorbed by organic matter. Oil can also be poured into a sealed container and tossed into the trash.

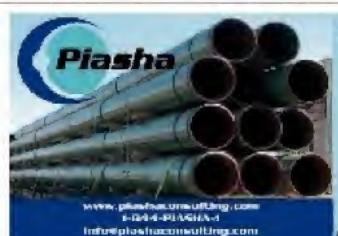
KFC original recipe, as published in The Chicago Tribune

"Muted" is how our restaurant critic Amy Pataki described the taste. Other coworkers called it "bland" and "meh." The meat was juicy and the skin was crisp, but it was missing that salty, peppery kick as well as the golden wrinkly skin for which KFC is known. We also did a double-bread version in an attempt to up the saltiness, but it just made a comically large drumstick straight out of The Flintstones.

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Empowerment is brewing in Rwanda

LEGACY PROJECT

Craft beer maker Beau's lends hand to **Kigali business**



Haley Ritchie Metro Ottawa

Teach a man to fish and you feed him for a lifetime - but teach a woman to brew a tasty Canadian-style beer and you'll create a whole lot of jobs.

That's the idea behind a new women-owned and operated brewery inspired by Beau's All Natural that plans to become the first to serve craft beer in Rwanda's capital, Kigali.

Rwandan entrepreneur and experienced restaurant owner Josephine "Fina" Uwineza is the woman behind the project. Funding help and training will come from the Vankleek Hill, Ont.-based Beau's team.

When it opens, the brewpub will offer tastings and local beer to take home.

The brews will be made

1 FOOD & DRINK

Beau's founder Steve Beauchesne said the beer market in the country is similar to Canada's 30 years ago -- while people consume beer at pubs and at home, there are no Rwandan-owned breweries.

with as many local ingredients as possible from nearby co-ops that provide employment for women.

"My vision is to impact ladies and help them understand the industry, give them skills and empower them to grow their own materials," Uwineza said.

Beau's founder Steve Beauchesne said the beer market in the country is similar to Canada's 30 years ago while people consume beer at pubs and at home, there are no Rwandan-owned breweries.

Right now, the two most popular beers in the country are the Nigerian dark ale Turbo King and Heineken-owned Primus lager.

Beauchesne said the idea

to support the brewery was originally brought forward to the Ontario Craft Brewers Association.

The association passed on it, but he was still interested and connected with Torontobased Nancy Coldham of CG Group, who connected him with Uwineza.

Earlier this year, the Beau's team travelled to Rwanda to get an "on the ground" idea of how feasible the project was. They looked at everything from government regulations to agriculture - and, of course, beer.

No money from the brewery will flow back to Beau's or corporate partners.

Instead Beauchesne sees it as a legacy project, continuing their tradition of helping local craft breweries on a global scale.

"We're asking lots of different people to contribute a little bit. Where Beau's comes in is whatever doesn't come in through the outreach programs, we're on the hook for it," he said.

"We're really going to make sure this thing gets off the ground."



Josephine 'Fina' Uwineza's brewery will be the first woman-owned and craft-style in Rwanda.



www.alberta

A chili to ease the transition to fall

RECIPE

A simple meal packed with lean protein and veggies

We're in that weird transition period between summer and fall. Food magazines and clothing stores are telling you to snuggle up with a bowl of stew while wearing a sweater, but in the real world, temperatures can still be sweltering. Enter chili: synonymous with backyard barbecues and cookoffs, but hearty enough to keep you warm when temperatures inevitably dip.

This chili is packed with veggies, beans and lean turkey, yielding a protein and fibrepacked bowl that will fill you up and give you the energy to get in those last swims and volleyball matches for the summer. The chili's flavours intensify overnight, so while you can eat this right after cooking, it's so much better the next day. To make a vegetarian version, take out the ground turkey and swap in more beans (try chickpeas or pinto beans), and add more hearty veggies such as chopped celery, carrot and cauliflower.

Bombastic All-Purpose Chili

Serves 6

Ingredients:

- 1 tbsp (15 mL) olive oil
- 1 lb (450 g) ground lean turkey



This chili's flavours intensify overnight making it so much better the next day. TORSTAR NEWS SERVICE

- 1 yellow onion, chopped
- · 4 garlic cloves, minced
- 1 red pepper, diced 1-1/2 cups (375 mL) button
- mushrooms, diced
- 1 cup (250 mL) corn kernels
- 1 tsp (5 mL) each of salt and ground black pepper
- 2 cups (500 mL) canned red kidney beans, drained and rinsed
- 3 cups (750 mL or 28 oz. can) canned diced tomatoes with juices
- 1/4 cup (60 mL) tomato
- 1 tsp (5 mL) brown sugar
- 1 tsp (5 mL) ground cumin • 2 tsp (10 mL) Italian sea-
- soning • 1/2 tsp (2 mL) ground cayenne, or less for milder ver-
- Grated old cheddar for garnish, optional

Directions:

1. In a large pot over medium-high heat, heat oil. Sauté turkey, onion, garlic,

red pepper, mushrooms and corn until browned and most of juices have cooked off. Season with salt and pepper.

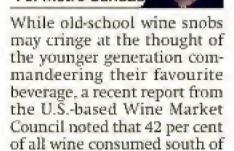
- 2. Add beans, tomatoes, tomato paste, sugar, cumin, Italian seasoning and cayenne. Continue cooking over medium-high heat, uncovered and stirring occasionally, to let juices from tomatoes seep out, about 20 to 30 minutes.
- 3. Reduce heat to low and simmer uncovered for 20 minutes.
- Transfer to serving bowl, top with grated cheddar, if using, and serve immediately.
- **5.** Alternatively, let cool to room temperature for two hours and refrigerate in a sealed container for up to a week.

TORSTAR NEWS SERVICE

LIQUID ASSETS

Winemaking for millennials

Peter Rockwell For Metro Canada



by millennials. Liquor boards across Canada acknowledge that sales are booming thanks to wine

The feature, "Love your

Liver: Know Your Painkill-

ers" on Sept. 20 stated the

CORRECTION NOTICE

the border last year was drunk

engaged, millennial-aged cus- 🚪 tomers who, more than any other purchasing collective, are interested in the stories behind what they buy.

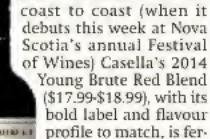
They're package hounds to boot, which is why the wine industry is tripping over itself to create wines that will call from the shelf to this coveted consumer group.

Family Brands, the creators of Yellow Tail, is no slouch when it comes to making wine that people

medication Robax contains

acetaminophen. It contains

ibuprofen.



mented with millennials in mind. Prices reflect the range across the coun-

Some products may not be available in all provinces.

Australia's Casella



Robaxacet contains acetaminophen. Metro regrets the error.

ROSE REISMAN THE SAVVY EATER

THIS WEEK: A PSA on your PSL

Pumpkin spice lattes have become the treat of fall — but beware the fat in this seemingly innocent drink



Starbucks Grande Chai Tea Latte (with 2% milk, no whip)

Calories 240

Fat 4.5g Saturated Fat 2g





Starbucks Grande Pumpkin Spice Latte (with whole milk and whipped cream)

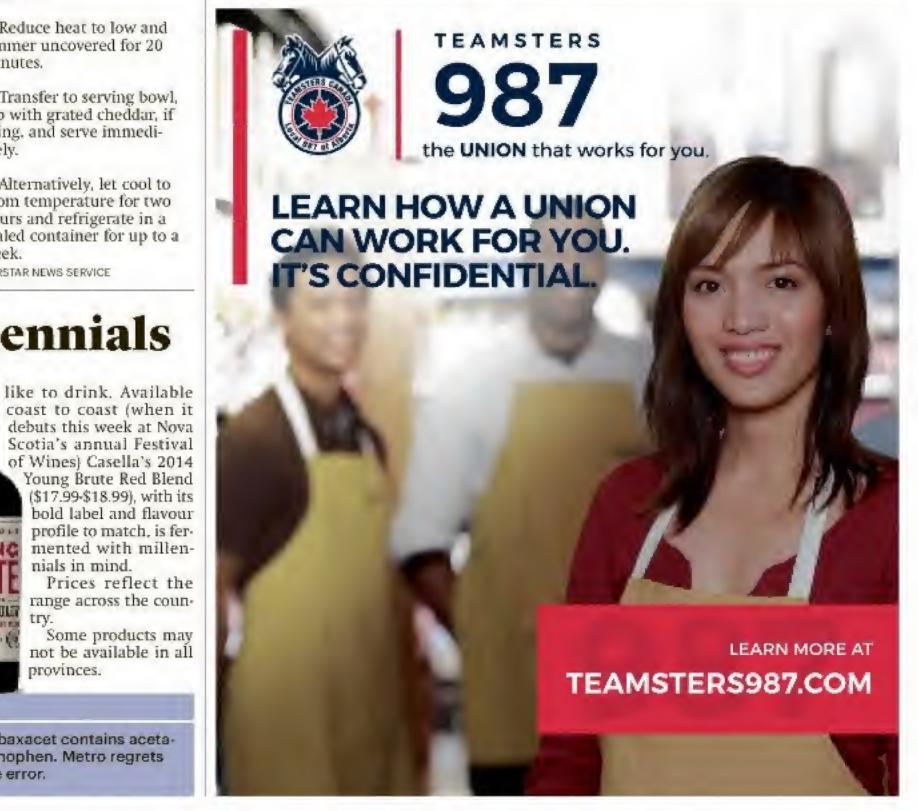
Calories 420 Fat 18g Saturated Fat 10g





Equivalent to 7 mini assorted chocolate bars

Pumpkin Spice Lattes are now as akin to fall as the leaves changing colours. With spices like cinnamon, ginger, nutmeg and clove, how can it not be healthy? The sauce is the culprit, as it contains sugar and condensed milk as the first ingredients. Top it off with whipped cream and that's no regular cup of java. Get a fall flayour more naturally with a Chai Tea Latte; it has similar spices, is lightly sweetened and is finished with steamed milk. You're saving half the calories, a fraction of the fat, and less sugar.



A film that foreshadowed

ANALYSIS

By the Sea gave us a peek at Brangelina's marriage

Peter Howell Torstar News Service

News of the impending divorce of Brad Pitt and Angelina Jolie may come as a shock for the suddenness of the announcement.

But it's hardly a surprise. Hollywood's most famous celebrity couple, together since 2004 but only married since August 2014, dropped giant hints about their troubled union in By the Sea, the movie released in 2015 that they made on their honeymoon.

Written and directed by Jolie, who also stars in it opposite Pitt, it's a film I called "a marital drama that may also double as cinematic confession" in my review last November.

Jolie insisted the film wasn't autobiographical, but that seemed disingenuous at the time,



Just last year Brad Pitt and Angelina Jolie played a couple at odds in By the Sea. CONTRIBUTED

now doubly so in light of Tuesday's revelation of the "Brangelina" split.

To me it was as plain as the screen in front of your face that Pitt and Jolie were attempting to use their art to work out their personal issues.

Pitt plays Roland, a writer whose pen and sense of romance have both cooled. Jolie is Vanessa, who seems almost catatonic in her disaffection towards life and love.

They barely speak to each other, and she won't even help

him light his cigarette in the car scene that opens the movie. (Such a change from the bantering Mr. & Mrs. Smith, the 2005 comedy thriller where Pitt and Jolie also play a fractious married couple.) Roland and Vanessa have been together 14 years, a little longer

than Pitt and Jolie were. They've travelled to a seaside hotel in France (the film was actually shot on the Maltese island of Gozo) to see if they can relight the flames of amour and artistic inspiration.

Discovering a peephole in

their wall, they get distracted spying on the athletic sexcapades of a young married couple, played by Mélanie Laurent and Melvil Poupaud, in the room next door. Roland and Vanessa watch with a mixture of guilt, regret and jealousy.

Most critics weren't kind to By the Sea, dismissing it as a vanity project. It registered just 34 per cent on the Rotten Tomatoes meter.

I saw value in the film — I rated it "good" at 2.5 stars out of 4 — and appreciated how Jolie and Pitt were sincerely trying to work things out in a place where they obviously feel so much at home: in front of a camera.

Beyond the strange dual voyeurism - Brad and Angie peeping at someone while inviting us to peep at them - I argued the film's deeper intent is illustrat-ing the ebb and flow of marriage and the need to not just accept that reality, but to embrace it.

"Why not just love her?" a bartender named Michel (Niels Arestrup) advises Roland. The recently widowed Michel knows that the heart can rise above any wave. Sadly, this part of the film turned out to be fiction.



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JOHANNA SCHNELLER WHAT I'M WATCHING

Lucifer needs a good writer

THE SHOW: Lucifer, Season 2, Episode 1 (CTV) THE MOMENT: The sing-along

Near the end of this episode, Lucifer Morningstar (Tom Ellis) - yes, that Lucifer, escaped from Hell and running a nightclub in Los Angeles (!) - drives his car through the LA, night. Music swells: a piano-bar version of Jimi Hendrix's All Along the Watchtower. Good god, is that Tom Jones singing? (Kids, ask your moms.)

The moody montage unfurls: Chloe Decker (Lauren German), the cop whom Lucifer assists, ponders a vial of Lucifer's blood. (He wants her to test it, to prove he's an angel.) Amenadiel (D.B. Woodside), an angel who wants Lucifer back in hell, sits on a mountaintop, pondering the lessening of his powers.

Maze (Lesley-Ann Brandt), a demon who's trying to fit in on Earth, meets a woman at a nightclub.

Then we're in Lucifer's swanky pad, he's at his piano lordy, he's the one who's singing! He's really belting it out!

Suddenly it's a music video, all key lights and camera angles



Lucifer, CONTRIBUTED

as he finishes the song.

This show is nuts. First of all, Lucifer has a last name? And it's "Morningstar?" Second, Hendrix??? Third, this 42-minute episode has about 10 storylines.

Lucifer's mother has also escaped from Hell. A teen actress is on drugs. Her stand-in is killed. The stand-in's landlord is creepy. Chloe wants answers. Amenadiel obfuscates.

Then there are the guips.

"Test my blood! Are you scared of the truth?" Lucifer asks Chloe. "I'm not scared of anything except finding out what STD's you have," she replies.

Confession: I missed season one.

But this episode is 42 minutes of HUH???

Johanna Schneller is a media connoisseur who zeroes in on pop-culture moments. She appears Monday through Thursday.

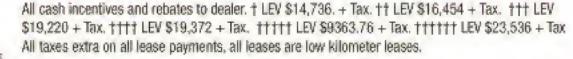


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Get your vehicle ready for fall

AUTUMN AUTO

Different seasons require new strategies for car care

Jason Menard

Your vehicle isn't a one-sizefits-all-season tool. Different seasons and changing temperatures call for targeted care, so there are a few things you can do to help prepare for the autumn season.

Before you take care of the vehicle, you need to adjust some things behind the wheel.

"Fall weather can be unpredictable. The temperatures can drastically change and leaves on the road can become hazardous and slippery," explained Kristine D'Arbelles, manager of public affairs for CAA. "Be aware of the road conditions and the potential



Fall weather is unpredictable, requiring extra care for your car. ISTOCK

weather before you leave. Make sure your wiper blades are in good working order and you have topped up your windshield wiper fluid.

"Leave yourself plenty of time and plan for the weather."

Wiper blades, though often taken for granted, need regular maintenance - and that's vitally important during the inclement weather that fall can bring.

"Check your windshield wipers. Watch out for chips

and cracks that leave your windshield with streaks or missed spots - these can limit your field of vision and cause distractions while driving," D'Arbelles said. "Remember that wiper blades used regularly should

be replaced every six months. Don't forget to top up your windshield wiper fluid while you're at it."

Autumn weather can be unpredictable, going from cold to hot seemingly overnight. Those fluctuations in temperature have an impact on your vehicle.

"Changes in temperature can affect your tire pressure, be sure to check them monthly and check the owner's manual or the sidewall for the right pressure," D'Arbelles explained. "Extreme cold or heat can both be hard on a vehicle's battery. Test your battery to make sure it's in good working condition and ready for the winter months.

"Check over your car's lights and make sure they are functioning like they should. If any lights are burnt out replace them."

And don't forget to ensure your heating system is taken care of — both for comfort and for safety.

"Make sure that your heating, ventilating and air conditioning system is in good working order," she said. "Not only is the system important for your own personal comfort, but they are critical once temperatures get below freezing. Frosted windshields affect visibility and can make driving dangerous."

Slow down for after-school traffic

With school now back in session and cooler evenings just ripe for road hockey and other activities, the route home can be a little more hazardous for kids and drivers alike. Time, patience, and experience can all combine to help make the drive home a happy one for everyone involved.

"The biggest challenge, in my opinion, is the fact that many students may not know the rules of the road since they may not be drivers yet. As a driver being faced with rush hour during evening times it can be easy to feel rushed or impatient. This is a particularly dangerous combo," explained Vincent Lin, facility administrator with Alberta Driver Education and Training, Inc. "Never assume that everyone knows the rules of the road.

"It only takes an extra second to ensure that those who are walking on the sidewalks and crosswalk are doing so when it is safe. Children can also do surprising things that can cause a potentially dangerous situation. As the driver of the vehicle it is also your responsibility to ensure that conditions are safe for you to drive through."

Focusing on the road and anticipating challenges before



The road can be more hazardous for kids at this time of year. ISTOCK

they happen can help drivers continue down the road safely.

"We always say it's never too early to slow down but there is such a thing as stopping too late," Lin said. "Drivers travelling during after-school times must always be very attentive to not only the road but all of your immediate surroundings as you never know when an emergency situation presents itself.

"Remember that speed limits are a maximum for when conditions are optimal; you will never be reprimanded for travelling at appropriate speeds due to potentially dangerous situations and conditions. For example, when



We always say it's never too early to slow down but there is such a thing as stopping too late.

Vincent Lin, facility administrator with Alberta Driver Education and Training, Inc.

you see a group of pedestrians at the crosswalk, slow down early and leave lots of space in the case that your vehicle maybe struck from behind by another vehicle.

As with most things, practice makes perfect. The more people drive, the better able to anticipate challenges they will be.

"We feel that experience is always the best teacher. Good drivers are almost always those with lots of driving experience. This seems like a Catch 22 however there are ways around this." Linsaid. "Having the proper training experience is imperative for drivers with little experience. If needed, seek out professional driving institutions to help you learn how to identify potentially dangerous situations.

JASON MENARD



With the right accessories, you can make the most out of an autumn road trip. ISTOCK

How to prepare for a fall road trip

Most people love driving in the summer. But with the right accessories and safety measures on hand, exploring the open roads in the autumn and as the cooler weather approaches can be just as enjoyable.

"It's always smart to have a safety kit if you're a traveller," explained Chi Chan, service manager at Brasso Nissan in Calgary. "If you're only in the city, you may not need it as much, but if you're going to sometimes you run into no cell phone coverage."

Randy Loyk, technical services manager with AMA, the Alberta Motor Association, said their kits come with most of the necessities and don't take up vour entire trunk.

"CAA does sell emergency road kits that come as an 18-inch cube. It has a lot of the things you'd need in an emergency: a triangle, flares, safety vest, a shovel [amongst other items]. These kits are good to use all year around," he said. "If you get up to the rural areas, or some areas in the north [of Alberta], it's good to have extra blankets, coats, and gloves, so if you do get stuck you can stay warm."

Loyk added that it's important for people to prepare for the weather outside their home -

the mountains or the country, not the best case scenario inside their home or destination.

"Dress for the weather," Loyk said. "Some people, especially if they're going into an attached garage, jump into their vehicle with no jacket or gloves, no warmer shoes - and if something goes wrong, they're not prepared."

When you hit the road, make sure you can see it as brightly as possible, Chan added, suggesting that installing new headlights, such as Xenon lights, may be of benefit.

"First of all, make sure your headlights are in good working condition," he said. "If local laws allow, you can get aftermarket lights that are extremely bright without being a nuisance. It's day and night, especially for older people."

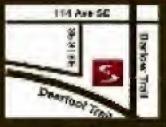
JASON MENARD







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Time for your car check-up

MAINTENANCE

Fall is the perfect time to make sure your car is running smoothly

Jason Menard

The changing of the seasons can be a great frame of reference for people looking to schedule regular maintenance on their vehicles. While they're getting their tires changed, it can be time to take care of the little things that can add up to greater performance and longevity for their automobiles.

"The single biggest and most important thing you can do is follow what the manufacturer recommends for maintenance on your vehicle," Randy Loyk, technical services manager with AMA, the Alberta Motor Association.

And for Loyk, that also means going above and beyond the recommended standard oil change especially with the colder weather approaching.

"It's important to use a synthetic oil. They are a better oil period — it flows better, it's more stable, and it's great hot and cold weather. You are paying a premium for that quality but it increases performance and



With colder weather approaching, it might be a good idea to go above and beyond the recommended standard oil change. ISTOCK

longevity."

Chi Chan, service manager at Brasso Nissan in Calgary, is also an advocate for synthetic oil. And while Chan agrees that it's more expensive initially to get an oil change with synthetic oil, he added that you quickly recoup that expenditure, pointing out Mobil 1 independent studies that show that synthetic oil retains is protective qualities, even after extended use..

"Synthetic oil doesn't break

down. I'm a believer in going twice as long between oil changes with synthetic. Our guide for a Nissan, before 2013, is to have the oil changed over 6,000 km. With synthetic, 12,000 km is not abnormal."

It's also a good time of year for you to check your vehicle's power source.

"The battery has to be tested to make sure it's working to capacity," Chan said. "I've had people come in and say, 'my heater isn't as warm as it used to be.' It's not the heater, it's the battery not having enough power.

Even if you only got your batter a couple of years ago, Loyk said it's important to get it tested by a professional.

"If your battery is three years old or older, you should start checking it," he said. "After three to five years, you're living on borrowed time after that."

And if you've got a block heater installed, you're going to want to make sure that's in good working order before the temperature drops.

"Check that your block heater is in good working condition," he said. "A lot of people have the cord flopping out during the summer and it can get damaged. so you'll want to check that it's working properly.

"The time is now because you don't want to be caught at the last second. We've seen -20 temperatures in October before."

STORAGE

Putting away your car for the season

For some, summer driving means vintage vehicles and convertibles. But when the weather gets colder, many choose to take these vehicles off the road. Successfully storing your vehicle involves a few key

"Store your car in dry, safe building. A garage can work as long as there isn't access moisture," explained Kristine D'Arbelles, manager of public affairs for CAA. "There are also facilities available that will store your car if you don't have the proper area.

"Make sure the ground is flat and even. This is helpful for the tires and vehicle suspension."

Other preventative steps can prevent costly weather-related damage.

"Shortly before putting the vehicle in storage, get an oil change and have the oil filter changed. Also, check the density of the engine antifreeze and make sure you have the right type of windshield washer fluid for the season," she said. "A temperature drop during storage could, in extreme conditions, result in a cracked engine block or windshield washer tank. Fill the gas tank to three-quarters to prevent condensation inside it."

Those long summer days are in the past

Shorter days means drivers have to be prepared new challenges

Autumn doesn't just bring changing colours and cooler weather — it also means the days are getting shorter and nights are longer. And with those changing conditions, it's important for drivers to ensure they're prepared for sundown conditions and darker drives.

"The immediate challenges that come to mind is that fact that night time limits your vision and limits the distance in which you are able to see," explained Vincent Lin, facility administrator with Alberta Driver Education and Training, Inc. "Be sure to have your eyes regularly checked and make sure that your prescription for your eyes lif you need to wear glasses] is still appropriate for your eyes.

"Make sure that your headlights a functioning correctly; your headlights are what enables you to see any obstacles or hazards on the road way."

Lin said that having a pair of sunglasses on hand doesn't just help you look good - they can help you see when the sun gets in your eyes. Just make sure that they're easily accessible.

"The sun can also sometimes be the factor that limits or hinders a driver's vision. Make sure that your sunglasses are ready for you to use, and make sure



Be prepared for more nighttime driving as summer turns into fall. ISTOCK

your glasses are also ready to be used," he said. "Sometimes during the day you may need to switch your glasses multiple times due to cloudy conditions. You do not want to be fumbling for your eyewear whilst travelling down the road."

With all this focus on the eyes, it would seem to make sense that we keep our eyes on the road. However, distracted driving can still be a challenge for some; one Lin said can be minimized with a little foresight.

"Prepare everything you can prepare for before you drive to reduce the amount of distractions so that your eyes can be directed towards the road. Reduce the amount of things that make you feel uncomfortable such as not knowing how to get to your destination," Lin said. "Have your hands free devices connected and functional in case you do lose your way and need help or directions. Always optimize your comfort level during uncomfortable situations. This can refer to

the smallest things such as the type of clothing you are wearing. Make sure you don't feel constricted, too hot or too cold, etc."

And if you do find yourself in stressful situation behind the wheel, it's important not to panic, he said.

"If you do find yourself in an uncomfortable situation remember to remain calm, take deep breaths, divide your journey into small sections, and focus on getting through each section at a time," he said. JASON MENARD

Other tips include:

· Calling your dealership to find out whether it recommends disconnecting the battery:

· Putting shims behind the wheels instead of using (and wearing out) your parking break; and

· Keeping tires well inflated (but not above PSI recommendations), as underinflation can lead to flat spots.



Storing your car inside is step number one. ISTOCK



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Good windshield wipers in Alberta are a must. ISTOCK IMAGES



In the east you have road salt and it's important that you wash your car often to clean it off.



All prices are glass 6ST & Applicable fees. The PICTURE WAY NOT BE A REPLECTION OF THE WITHOUT WHICE Tehnics pricing data at time of print, see dealer for more details.

Prepare for colder autumn weather

UNDER THE HOOD

Improve your fall driving with these tips and tools

Jason Menard

Some people like to tinker with their vehicle's performance. And though modern fuels and infrastructure have improved dramatically, there are still a few things you can do to help maximize your vehicle for the colder fall weather.

"A lot of gas fuels these days have ethanol in them. That's why you see that adding gas line antifreeze is not a huge issue," explained Randy Loyk, technical services manager with the Alberta Motor Association (AMA). "Where it comes in handy is when you're parking in a heated garage and drive out to a colder environment regularly — you can get condensation that way and the antifreeze will help prevent that."

Fuel injector cleaners are cheap and promise improved performance, but Loyk said drivers should assess their driving habits before investing.

"Fuel injector cleaners are good if you're making a lot of short jaunts," he said. "If you're doing a lot of highway driving, you wouldn't have to add any. But you could add in every couple of years — especially if your car is running rough."

Chi Chan, service manager at Brasso Nissan in Calgary, said investing in quality windshield wipers is one of the best things you can do to prepare for driving in autumn.

And while some recommend changing wipers every three months, Chan — who admits to changing his own seasonally — said the choice is one of personal tolerance.

"Good windshield wipers in our Alberta climate are a must," he said. "You go from warm to cold to hot to freezing — for \$20 for each wiper, it's worth the cost. "It's an individual preference — until it's obvious the wipers are coming apart. Some people change them as soon as they get a streak."

For areas that see road salt applied to the street, Loyk said investing in regular car washes can help prolong the appearance and integrity of your vehicle.

"In the east of the country, you have road salt and it's important that you do wash your vehicle more often to clean it off," he said. "It's also good to have some sort of rust proofing."

And in addition to washing the car, making sure your lights are clear and your car is free of falling leaves can help.

"Make sure your headlights are clean. In the winter it should be done every day," he said.

"If you lift your hood, see if the air intake is clear, and clear out anything blocking it."

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- LEAVEIT
- Heavy and aloof through corners

Canadian pricing.

This brute of an SUV offers pillow-soft ĥandling

Stephen Elmer AutoGuide.com



The Dodge Durango is based on a platform released in 2011. Needless to say, the Durango is getting long in the tooth, with a redesigned model expected to land in 2018. But how does the current model stand up against the modern competition?

The large overhaul that is due for this SUV will no doubt bring some benefits, but we can't help but feel like the Durango is already a great

package.

First off, it can haul your entire family and all their stuff. Not only is there plenty of space for rear-seat passengers to stretch their legs, but access to those rear seats is also quite generous, making the climb into the back less cumbersome.

Driving the Durango really accentuates its big, soft attitude. Unlike what GM did with its full-size SUVs in trying to make them handle tighter, the Durango floats and rolls down the road, offering a pillow soft ride inside. Taking hard corners is certainly not confidence inspiring, but then again, a vehicle like this doesn't need to stay dinner plate flat through the twisties. What it needs to do is deliver top-notch comfort, and the Durango is spot on.

If inspiring driving dynamics are really your thing, you might want to look elsewhere for an SUV, especially considering how many great handling SUVs are out there these days. If big, boring and comfy is more your speed, the Durango is what you're looking for, though its style doesn't say "boring."

A fascia that says "I'm pissed off" keeps the Durango looking like a mean machine, especially when outfitted with the Blacktop package like our tester was.

While the top-trim Durango Citadel sports a proper luxury interior, our SXT base model still offers all the things that count. The seats in the Durango are nice and plush, while the dash and centre stack are a black plastic affair. While it may not win any style awards, the simplicity of the interior

makes it easy to operate every

function.



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What it's like to be in a self-driving car

TEST RIDE

Drives not unlike you when parents are in car



Sami Haj-Assaad AutoGuide.com

Have you heard of the Ford GT? It's a sexy, mid-engined supercar that went racing and won its class in the grueling 24 Hours of Le Mans endurance race.

While cars like this may be appealing to enthusiasts, the real future of the company is in autonomous driving. It's a big bet for the company and it's not the only one gambling on technology that seems plucked out of sci-fi. Not only are other automakers also trying to figure out self-driving cars, but the cleverest minds in computer hardware, software and artificial intelligence are working on it, too.

Ford has the same idea. The automaker has a goal of delivering a Level 4 self-driving car by 2021 for ride-sharing applications. In order to achieve Level 4 designation, the cars will feature no steering wheel or pedals.

Ford has a number of selfdriving prototypes that we had a chance to test during a recent event at the automaker's Dearborn campus. They're just like any other Ford Fusion Hybrid you've seen before, but fitted with a number of compact sensors and packed full of advanced computers. They're also driving on public roads. While the sensors are a big part of the self-driving recipe, so are maps. These self-driving cars feature a detailed map that includes stop signs, speed limits, crosswalks, intersections and other static



A self-driving Uber Ford Fusion drives down River Road on Pittsburgh's Northside. They're just like any other Ford Fusion Hybrid you've seen before, but fitted with a number of compact sensors and packed full of advanced computers. THE ASSOCIATED PRESS



At one point, a pedestrian wanted the car to go first, but the car's lack of speech and body language meant

that everyone in the car had to motion for the pedestrian to cross first.

information.

My test ride around the Ford campus was great in terms of showing the capabilities of the self-driving system. But, to put it bluntly, it was boring. Fortunately, I had two Ford engineers who were great at explaining exactly

what was going on.

The car drives like a very smooth but cautious driver, pretty much how I drive whenever my parents are in the car. It takes no risks when making a left-hand turn through an intersection. It carefully (and quickly) calculates how far away the oncoming car is and decides whether it will edge into the middle of the intersection to wait out the traffic and complete the turn, or wait for a bigger gap in traffic. The car I was in decided to wait the traffic out for a whole light signal cycle, something a human driver would never to.

It maintains the speed limit during the drive, coolly ignoring the Dodge Charger tailgating it. It notices pedestrians coming up to a stop sign intersection and stops to let them pass. Actually, at one point, a pedestrian wanted the car to go first, but the car's lack

of speech and body language meant that everyone in the car had to motion for the pedestrian to cross first. Who knows what was going on in that pedestrian's head, and who knows if in 20 years that same interaction would be as quirky.

Interestingly, the car did have a slight hiccup during my ride. While driving through an empty road, the car suddenly applied the brakes and slowed down.

The engineers chuckled a bit as the car didn't come to a stop, but cautiously passed what it thought was an obstacle. It could have been a shadow, or maybe a pothole, but it was clear to everyone in the car that there wasn't anything dangerous on the road.

The engineers said this was the second time that the car had noticed something in this specific spot, and that they'll analyze

PARIS MOTOR SHOW

VW teases new electric vehicle concept

Stephen Elmer AutoGuide.com/



Volkswagen has released teaser photos of the all-electric concept that it plans to show at the 2016 Paris Motor Show.

Volkswagen says that this concept signals the brand's launch into a new era, claiming that this new car is as revolutionary as the original Beetle was when

it debuted seven decades ago.

Although official details are under wraps, plenty of information has already been spilled on the new car.

It will be slightly larger than a Golf and will be the first vehicle released on Volkswagen's new proprietary electric vehicle platform dubbed MEB.

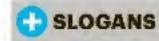
At the low end the car will be capable of about 400 kilometres of range on a single charge while top-end models will be able to

drive about 600 kilometres on one charge.

You can also expect to see next-generation self-driving technology in this concept when it debuts.

This will be the first of many new electrified models from Volkswagen, as it aims to move away from the dirty dealings of its diesel-emissions scandal.

The car based on this concept is expected to begin production by the end of 2019.



Think New

Along with the vehicle. Volkswagen will take to Paris to tout its brand new slogen, Think New,

Until then, Volkswagen will upgrade the range of the e-Golf to about 299 kilometres to help keep it competitive.



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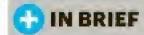


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Mini racers with a conscience



All-wheel drive Challenger coming by year's end

Before they move over to a lighter platform, Dodge's muscle cars are in for a few changes, the largest of which is an all-wheel drive system for the Challenger. In 2018, both of Dodge's famous muscle cars will move over to FCA's new Giorgio platform. STEPHEN ELMER/AUTOGUIDE.COM

Formula 1 sold to media firm for \$4.4 billion

U.S. company Liberty Media has agreed to purchase Formula 1 for a total of about \$4.4 billion U.S. An 18.7 per cent stake in the F1 racing league will be held by Liberty Media immediately, while the full sale could be finished by early 2017, Liberty Media also owns the MLB's Atlanta Braves, a 53 per cent stake in Sirius XM. Radio, a 26 per cent stake in Live Nation Entertainment and smaller stakes in other companies. STEPHEN ELMER/ AUTOGUIDE/COM



First electric car for kids

The Firefly is being touted as the world's first electric car specifically developed for fiveto 10-year-olds. It comes from Young Driver Motor Cars Limited, a division of Young Driver. The company recruited a team of U.K. automotive experts, setting a goal to design and manufacture a properly engineered small electric car, rather than the toys available for kids under the age of five. According to Young Driver Motor Cars Limited, the Firefly handles and drives like a full-sized car and includes hydraulic disc brakes, rack and pinion steering, independent suspension, a tablet-based dash and an eyecatching body style designed by Chris Johnson, who has over 30 years experience designing for automakers like Land Rover, Jaguar, Ford and Volvo. Powered by two electric motors, the Firefly can reach a restricted top speed of 16 km/h and can be set to Junior or Experienced mode.

JASON SIL/AUTOGUIDE.COM





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Diverse foods flourish in the city's northeast

Classic Alberta offerings and tastes from around the world come together

Neighbourhoods are often defined by food. The local independent coffee shops, beloved fast-food burger joints and go-to pizza spots are just as important to the community's culture as any schools, parks and recreational facilities in the area.

A tour through northeast Calgary's culinary scene reveals a surprisingly diverse makeup, meshing classic western fare and exotic eastern flavours.

Karen Anderson, founder of Calgary Food Tours, knows the importance of food to a city's identity, and she's been guiding locals and tourists through Calgary's culinary finds for years.

"We've developed a food culture here, with Alberta beef and bison, root vegetables, Saskatoon berries and Red Fife wheat — they're perfect in our prairie climate. Food tells the stories of a region, a city, even neighbourhoods," said Anderson.

Sometimes, it's indeed all about the steak
— this is Alberta, after all. The northeast
boasts several spots that offer big and
beefy (and sometimes bison-y) flavours.
Whether you live north of Highway 1
or can make the quick drive there, you
can satisfy a red-meat craving with an
unadorned porterhouse at The Cattle Baron
Steakhouse, a bison burger at Open Range or a

spicy creole steak with prawns at Cactus Club

Café.

CONTRIBUTED

Calgary's northeast also caters to a familyoriented clientele. Moxie's, Earl's, Boston Pizza, Ric's Lounge and Grill, Chianti Café and others all provide the kind of consistent menus, seasonal specials and no-fail favourites that appeal to families of all sizes and ages.

But for those with a penchant for exotic flavor, Asian and Indian influences have populated the northeast food scene as well: well-rated, affordable gems include Royal Paan, Chenna Spices, Sushi Bar Zupang, Pho Hoang Restaurant

> and Quynh Vietnamese Cuisine. Head to outposts such as these for tasty vegetarian dishes and bubble tea.

> > The crowds enjoying a panini lunch or canoli and espresso at Lina's Italian Market Café display another side of the

northeast, too; locals frequently rave about its "real Italian" authenticity and "to-die-for" donuts.

Every neighbourhood needs an essential brunch spot for lazy weekend mornings – the northeast's pick is Eggs & More, a no-frills diner that offers popular signatures such as crabcake eggs Benedict with pierogies, the chef's special frittata and a rye bread that's currently unrivalled in the city (at least according to the regulars). New opportunities to live in Calgary's northeast are now available in Cornerstone, the new face of Calgary's northeast. Visit

liveatcornerstone.ca for

details.

Diverse foods foods of the city's northeast



'If something like that were going to happen, you've proved my point": Colin Kaepernick says he's received death threats for his anthem protests

Ameri-can't: Canada ensures U.S. elimination back in fine form

WORLD CUP OF HOCKEY

Tournament hosts double up their archrivals

Matt Duchene scored a pair of goals and Carey Price made 33 saves as the Canadians rolled over the United States 4-2 at the Air Canada Centre on Tuesday night. The victory clinched a spot in the semifinal for Canada while eliminating the U.S. from competition for the tournament crown.

Corey Perry and Patrice Bergeron also scored for Canada in the win.

Ryan McDonagh and T.J. Oshie had goals for the Americans, while Jonathan Quick gave up four goals on 34 shots.

Team Europe will join the Canadians in the next round, which begins Saturday evening.

Canada's overwhelming blend of skill, speed and depth were ultimately too much for the U.S. and more than enough for a berth in the semifinal.

Duchene scored twice in only 11 minutes, while Price thoroughly outduelled his American counterpart.

Eight different players have goals for the Canadians through two games and all but three players have mustered at least a point. Ten players registered



Team Canada got the puck past American goaltender Jonathan Quick four times Tuesday night. BRUCE BENNETT/GETTY IMAGES

at least one point on Tuesday.

The Americans, conversely, scored only two goals in two games before being eliminated and none from reigning Hart Trophy winner Patrick Kane. Their roster was built behind size and physicality as a means of toppling Canada, a bet that ultimately failed.

Canada expected a "desperate" bunch and indeed, it was

TUESDAY In Toronto



the Americans hitting the board first.

the Czechs, Canada gave up the first goal of the game and their first goal of the tournament - when McDonagh banged a rebound past Price four-plus minutes into the opening frame. An odd series of deflections saw the puck land on McDonagh's tape just outside

Canada struck back a minute and a half later on the first goal of the tournament from Duchene and then jumped in front 14 seconds after that on a goal from Perry.

Duchene took advantage of a wily play by Marc-Edouard Vlasic. The Quebec native flung a shot wide off the endboards, the carom landing right in the space Duchene occupied on Quick's doorstep. The 25-yearold outmuscled Dustin Byfuglien for puck control before putting a backhand into the net.

Byfuglien, the Winnipeg Jets defender, was re-inserted into the U.S. lineup after being scratched in their 3-0 loss to Europe over the weekend.

Perry then gave Canada the lead without even shooting, a Logan Couture rebound pinging off his side and into the U.S. goal. American head coach John Tortorella challenged the play, but the goal and Canada's 2-1 lead were upheld.

The Canadians added to their lead about six minutes later on Duchene's second of the night. He capitalized on a deflected Max Pacioretty passing attempt along the wall before making a nifty move and shot between Quick's pads.

Bergeron added to the lead in the second period when a John Tavares shot bounced off of him and the skate of McDonagh before trickling into the net. THE CANADIAN PRESS

King Henrik

The old Henrik Lundqvist was back in net for Sweden.

The 34-year-old goaltender sprinkled in some highlight-reel saves while stopping 36 Finnish shots in Sweden's 2-0 win at the World Cup of Hockey.

"We were confident with him coming in today, even after Jacob (Markstrom) played such a good game like he did (on Sunday)," said Swedish captain Henrik Sedin. "Being around Henrik for a few weeks now, we knew he was going to come in and have a great game."

TUESDAY In Toronto





Anton Stralman and Loui Eriksson provided the offence for the Swedes (2-0-0), who now have a firm grip on the top spot in Group B. Finland, who dropped to 0-2-0 with the loss, is in tough. to advance to the semifinals.

Lundqvist, who missed Sweden's first game of the tournament on Sunday due to an illness, struggled in pre-tournament competition posting a 4.49 goals-against average and a .778 save percentage in two appearances. The Rangers goaltender was pulled from last Wednesday's game against Team Europe after allowing five goals on 22 shots in a 6-2 loss. THE CANADIAN PRESS



David Ortiz celebrates hitting a three-run home run with Hanley Ramirez in Baltimore Tuesday. PATRICK SMITH/GETTY IMAGES

Never trailing in their 6-0 tournament-opening win over

the crease. The deficit was short-lived though.

🚹 ELSEWHERE ON TUESDAY

Yankees 5, Rays 3

Rookie slugger Gary Sanchez hit his 17th homer in 42 games this season, a three-run shot in a four-run seventh inning that sent New York past Tampa Bay. It was the young catcher's sixth home run in 11 games following a 10-game drought.

Indians 2, Royals 1

Pinch-hitter Brandon Guyer doubled in a run with two outs in the ninth inning, helping Cleveland move closer to an AL Central title. Guyer's hit off Joakim Soria landed just fair in the rightfield corner and scored Coco Crisp. Cleveland led Detroit by seven games in the division entering Tuesday.

Marlins 1, Nationals 0

Giancarlo Stanton homered to back a strong outing by Jose Fernandez, who pitched eight innings and struck out 12 for Miami. Fernandez (16-8) allowed three hits without a walk to outduel Washington's Tanner Roark (15-9) who pitched seven innings and allowed one run.

to 6th straight win last 14 games and a major leaguebest 13-5 in September. Trey Mancini homered in his

Ortiz powers Sox

David Ortiz broke open a tight game with a three-run homer in the seventh inning, and the Boston Red Sox beat the Baltimore Orioles 5-2 Tuesday night for their sixth straight victory.

Jackie Bradley Jr. also homered for the Red Sox, who stretched their lead over Baltimore in the AL East to five games. After sweeping four games from the Yankees, Boston has won the first two of this pivotal fourgame series.

The Red Sox are 11-3 in their

Gausman (8-11). One out later, Ortiz hit a 1-2 pitch far over the centre-field wall.

and 121 RBIs on the season.

Ortiz now has 36 home runs

major-league debut with the Ori-

oles, who began the day tied with

Toronto for the two AL wild cards.

enth when Marco Hernandez and

Mookie Betts singled off Kevin

The Red Sox led 2-1 in the sev-

THE ASSOCIATED PRESS

IN BRIEF

Sprinter Gay to try bobsled

Olympic sprinter Tyson Gay is entered in this week's USA Bobsled National Push Championships, making him the latest track star to give sledding a try.

The push championships start Wednesday in Calgary.

Gay won a silver medal in the 4x100-metre relay at the 2012 Olympics, though was ultimately stripped of the medal after testing positive for steroids. THE ASSOCIATED PRESS

Chelsea, Liverpool move on

Chelsea and Liverpool both advanced to the last 16 of the English League Cup on Tuesday -- but took different routes.

Chelsea came from two goals down at Leicester before Cesc Fabregas' double clinched a 4-2 win in extra time. Liverpool

topped Derby 3-0 on goals from Ragnar Klavan, Philippe Coutinho and Divock Origi scoring the goals.

THE ASSOCIATED PRESS

Toure on outs at Man City

Yaya Toure retired from the Ivory Coast on Tuesday and won't be playing again for Manchester City unless his agent apologizes for his comments about coach Pep Guardiola.

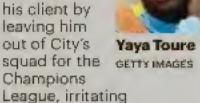
Toure's representative, Dimitri Seluk, recently said Guardiola humiliated his client by leaving him out of City's Champions

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Off to a flying start

Praise heaped on rookie QB Wentz, but D is holding its own

A 2-0 start in Philadelphia has people comparing Carson Wentz to Peyton Manning and Doug Pederson to Vince Lombardi.

Eagles defensive co-ordinator Jim Schwartz deserves some cred-

Wentz has certainly exceeded expectations. He's the first rookie quarterback in NFL history to win his first two starts and not commit a turnover.

Pederson has pushed all the right buttons, showing strong leadership and excellent playcalling.

Meanwhile, Schwartz has taken a defence that ranked among the worst each of the past three seasons and turned it into a stingy unit. They're ranked fourth in yards allowed and have allowed the second-fewest points (that includes a punt return for

"I like the way it's coming together," middle linebacker Jordan Hicks said after Monday night's 29-15 win at Chicago.

"We're playing stout, pretty strong and aggressive. That's what this defence is. I'm excited. The sky is the limit with this defence. We have a lot to improve and it's a long season, but we've started out pretty well."

Schwartz, a former head coach in Detroit, returned to coaching after sitting out the 2015 season.



The Eagles' Malcolm Jenkins sacks Bears quarterback Jay Cutler on Monday night in Chicago. JONATHAN DANIEL/GETTY IMAGES



We're playing well together, having fun and everybody is chipping in.

Brandon Graham

He brought an aggressive, 4-3 scheme and is maximizing the talent he has.

Brandon Graham and Connor Barwin moved to defensive end after playing linebacker in former co-ordinator Billy Davis' 3-4 system. Fletcher Cox and Bennie Logan are getting a strong push up the middle. Linebackers Hicks and Nigel Bradham have made big plays. The secondary overcame the absence of injured

cornerback Leodis McKelvin and shut down Jay Cutler and the

"We're playing well together, having fun and everybody is chipping in," said Graham, who had one sack and two tackles for losses.

Wentz, the No. 2 overall pick, gets most of the praise and he's been outstanding. He has a 94.1 rating, three TDs and a completion rate of 60.6 per cent.

Wentz already has won more games in two starts than Joe Montana (0-1) and Troy Aikman (0-11) did their rookie seasons. Manning went 3-13 with the Colts in 1998. John Elway (4-6), Terry Bradshaw (3-5), Fran Tarkenton (2-8) and Johnny Unitas (3-4) also had losing years as rookies.

NOTES

Cutler suffers sprained thumb in Bears' loss

Coach John Fox said QB Jay Cutler has a sprained right thumb that does not appear to require surgery and would not rule him out for this weekend's game against the Dallas Cowboys.

Garoppolo not ruled out

Jimmy Garoppolo was a limited participant in practice Tuesday as he recovers from the right shoulder injury he sustained in New England's win over the Miami Dolphins last week.

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Ceri Marsh & Laura Keogh For Metro Canada

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Prep time: 10 minutes Cook tirne: 20 minutes Makes 14 silver dollar-sized cakes.

Ingredients

- 2 eggs
- 2 cups frozen corn.
- 1 carrot, grated
- 1 zucchini, grated
- 1/4 cup thinly sliced green onion, plus more for garnish
- 1/2 cup spelt flour.
- 1/4 tsp salt.
- 2 Tbsp grapeseed oil

Directions

1. In a medium-sized mixing bowl, whisk the eggs and corn together. Stir in the carrot, zucchini and green onion. Add the flour and salt and mix well.

2. Heat oil in a large skillet over medium heat and then drop heaping tablespoons of batter into skillet. Press down on the batter to form a pancake.

Cook the pancake until it's golden brown and then flip and cook on the other side.

Remove pancakes from the pan and place on paper towel. Serve with sour cream, a sprinkle of green onions and a side salad.

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CROSSWORD Canada Across and Down BY KELLY ANN BUCHANAN

Q YESTERDAY'S ANSWERS ON PAGE 42

ACROSS

 Geological flattop 5. Mr. Tamblyn of "West Side Story" (1961). 9. Comic legend Ms. Burnett 14. Reunion attendee 15. Call Question link 16. Lyric poem 17. Skipping ... Potato chips brand 19. Red Square's at-rest ruler 20. Robert Urich *80s series, "__: For Hire" 22. "New _ Is Sinking" by The Tragically Hip 24. Royal Highness 25. Religious tune 27. Flooring choice 28. 1966 Small Faces hit: "...-La-La-La-Lee" 30. _ eclipse 32. Evérgreen treé 35. Centre Block's city 38. Curtain holder 39. _-de-camp 40. Arctic __ (Northem Canada rodents which hibernate) 43. Mr. Grey of Tea 44. 'Game' in Gaspe 45. Bird of Jove's baby 46. Middle 47. Post-game analysis 49. Agreement sign

50. Beak: French

56. "What's your des-

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53. Final amt.

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query): 2 wds. 60. Clique 62. Countrified 63. Kind of shark 65. Hold on property 66. Comparable 67. __*Orleans,

Quebec

68. Twirled

69. Speedy, fast-_ 70. Head, in Hull 71. Catch a glimpse

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1. Liquidy lawlying land 2. Secretly wed

3. NBC's 'big box' workplace sitcom on which Canadian comic actor Mark McKinney plays the manager at Cloud 9 4. Sermonizer's sure! 5. Amber who won "Dancing with the

Stars" in 2013

6. De-weaponizes

8. Average 9. Wine . 10. Take Look at the present ahead of time) 11. Retail chain headquartered in Boucherville in Quebec

7. Farm enclosure

Mr. Dykstra's. 21, Mr. Desman, Canadian singer 23. Rock tour gig 26. Ski resort in Banff since 1926 29. Cart along 31, Mary's newsroom boss 32. Excursions for students at museums, for instance: 2 wds. 33. Still 34. Take 15 35. Moulding style 36. Serving need 37. Intro to 'ive' (Noun describer) 39. Jason's craft 41. Dry, as wine. 42. Rushed towards: 2 wds. 47. Staggered 48. Shirt's storage spot 50. Restrain on the road 52. Chuck Berry's "Johnny B. __" 54. Traffic standstill 55. Squiggy's sidekick. 56. Gift _ 57. _-hoop 58. Mr. Stoltz 59. Exclude: 61. "So... what ___

is new?"

colloquially):

64. Adam's _ (Water,

* IT'S ALL IN THE STARS Your daily horoscope by Francis Drake

Aries March 21 - April 20 Think twice in all your discussions with others, because this is a confusing day. In fact, someone might be playing fast and loose with the truth. If you suspect someone is lying to you, you're right.

Taurus April 21 - May 21 Avoid important discussions with bosses, parents and VIPs today. This evening, difficulties with a partner are likely. Fortunately, this is minor stuff.

Gemini May 22 - June 21 Today the Moon is in your sign. at odds with Neptune. This means it's easy to kid yourself about something. Likewise, it's easy for others to kid you.

Cancer June 22 - July 23 Don't be discouraged if someone older or in a position of authority is critical of you. This is temporary. Tomorrow is a different day!

Leo July 24 - Aug. 23 In a group situation today, someone might squelch your plans, especially if your meeting is late in the day. You don't have to take this seriously. Just wait a day or two.

Virgo Aug. 24 - Sept. 23 You are high-viz today. People notice you. Do not be so distracted that you are taken in by someone who is not honest. Be careful about what others tell you because it might not be true. Libra Sept. 24 - Oct. 23 Avoid controversial subjects like politics, religion and racial issues today, because there's just too much confusion. Nothing will be resolved

Scorpio Oct. 24 - Nov. 22 Postpone important financial decisions today, because you might not have the correct facts, It's possible someone will deceive you. Until you know for sure, do not act.

 Sagittarius Nov. 23 - Dec. 21 You have to go more than halfway when dealing with others today. Don't let someone older discourage you. Family discussions might not be entirely true.

Capricorn Dec. 22 - Jan. 20 Confusion at work might lead to feelings of discouragement this evening. Do as little as possible today. Wait until tomorrow to see which way the wind is blowing.

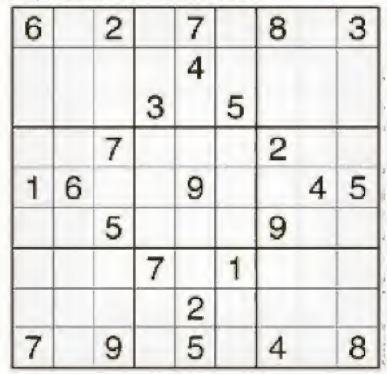
Aguarius Jan. 21 - Feb. 19 Romantic relationships might disappoint you today. Don't believe everything you hear. Late in the day, children might be an increased responsibility.

Pisces Feb. 20 - March 20 Family discussions are confusing today. An older family member might try to thwart your plans. Say as little as possible and postpone important decisions.

CONCEPTIS SUDOKU by Dave Green

Every row, column and box contains 1-9

Norse deity











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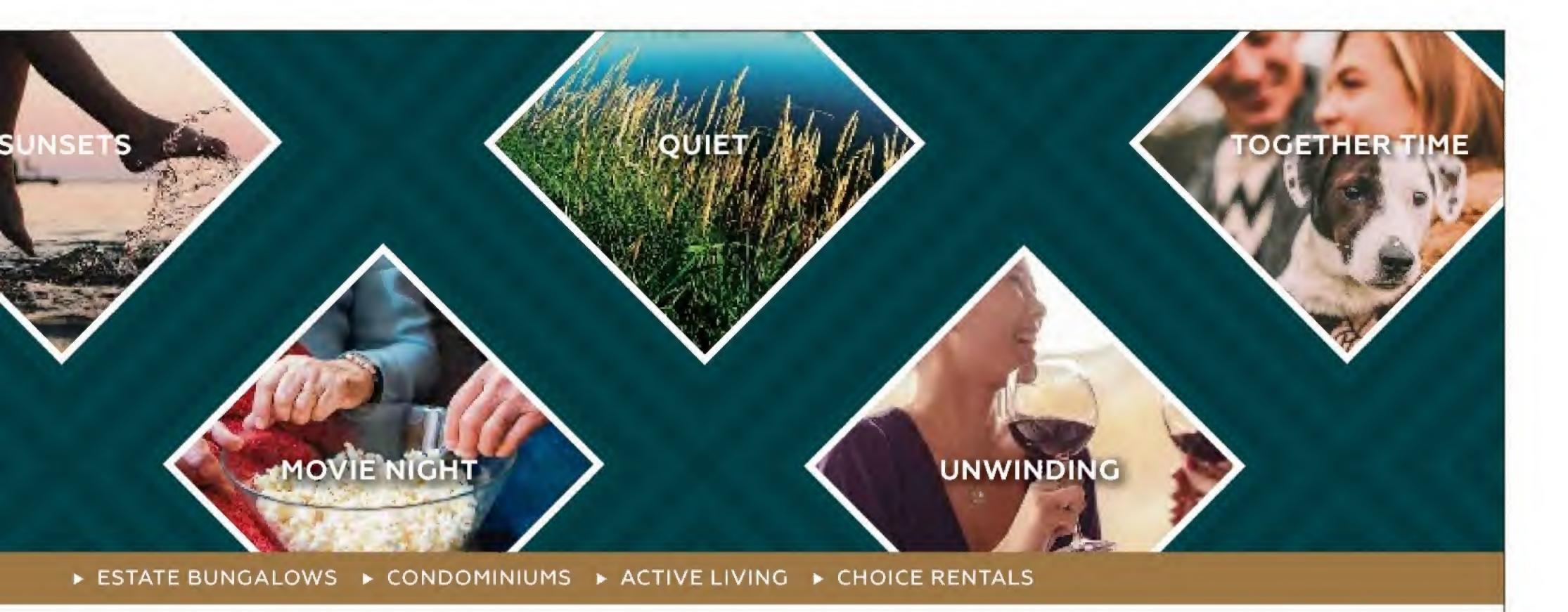
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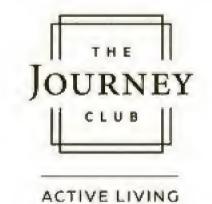
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14

Luxury community an award winner

WATERMARK AT BEARSPAW

High-end estate homes bring accolades for developer

Kathy McCormick

Many developers have moved into the Calgary marketplace from other centres, seeing opportunity in a city that's close to the mountains, has an eclectic, vibrant population, and has land. Many have come from Vancouver or Toronto, most to build condominium towers.

Macdonald Development Corporation had different ideas. The Vancouver-based, family-owned company has been developing multi-family condominiums and single-family subdivision communities throughout Western Canada since the mid-'80s.

For the past 10 years, it has focussed its attention on high-end estate communities — and that is when it made its move into the Calgary area, developing the country residential luxury community of Watermark at Bearspaw. It hasn't looked back since, selling the estate homesites and winning awards along the way.

"Watermark at Bearspaw is the proud recipient of the Canadian Home Builders' Association (nationally) SAM Award for Best Community Calgary Region for three years in a row (2012, 2103 and 2014), the Alberta Awards of Excellence for Best Community in Alberta (2015) and the Best Community in Canada two years in a row (2012



Watermark estate homes offer spectacular vistas of the Rocky Mountains. CONTRIBUTED

and 2013)," said Ian Macdonald, director of sales and marketing for Macdonald Development Corporation.

Majestic site

It's easy to see why. Watermark at Bearspaw's 287-acre site sits on the western edge of Calgary, the rolling topography tips to the west, where unparalleled vistas of the Rocky Mountains set the tone. The developer has then added amenities that bring the best of country living home.

"In addition to offering spectacular estate lots in Phases Two and Three, ranging in size from 0.26 to 0.91 acres, and ranging in price from \$389,000 to \$745,000, Watermark boasts 46

acres of parkland featuring 17 ponds, five kilometres of paved pathways, a basketball court, three playgrounds, and so much more," says Macdonald.

Families are confident

in the value at Watermark

for Macdonald Development Corporation

Ian Macdonald, director of sales and marketing

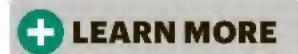
A central plaza overlooks one of the ponds and it includes a large pavilion with an outdoor kitchen, fire pit, barbecue area, and more.

Other than the spectacular mountain vistas, the water features are the focal point of the whole community, with cascading ponds and streams framed with rock and native landscaping travelling through the heart of the development.

"Families are confident in the value at Watermark, whether it be the land and the home, or the desire to raise their children in this wonderful setting," said Macdonald. "Our community amenities as well as the proximity to downtown Calgary, the airport and the Rockies continue to make Watermark a desirable estate community in Calgary and the region."



Watermark estate lot prices start at \$389,000. CONTRIBUTED





For more info, visit watermarkatbearspaw.com

Quick possession

Quick-possession sales are up over last year and prospective buyer interest has been strong, he said. To date 14 lots have sold this year and some conditional sales are on the books. Quick possession and custom homes are available with four Builders of Distinction in the area. Astoria Custom Homes, Trickle Creek Designer Homes, New West Luxury Estate Homes, and Wolf Custom Homes have show homes on site. The average price of a home sold in Watermark this year is \$1.55 million.

In addition, Macdonald Development Corporation has built a condominium development, Villas at Watermark. Construction is nearing completion and all but five of the 101 villas are sold. The lock-and-leave community sits on the hillside with spectacular mountain views, luxury finishes and estate amenities.

The walk-out bungalows range from 2,400 to 2,600+ square feet and are a bareland condo ownership, so property management, landscaping, snow removal, and exterior maintenance are taken care of. The development includes an amenity building with fitness facility, kitchen, games area, and owners' lounge.

It, too, was named Best Multi-Family Community at the 2014 SAM Awards.

Watermark is accessed by taking Crowchild Trail NW, and then turning south on Twelve Mile Coulee Road just outside the city.



QUICK POSSESSION INCENTIVES

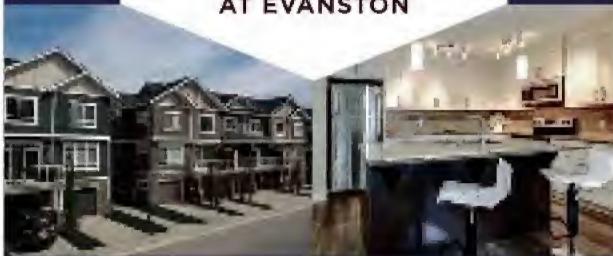
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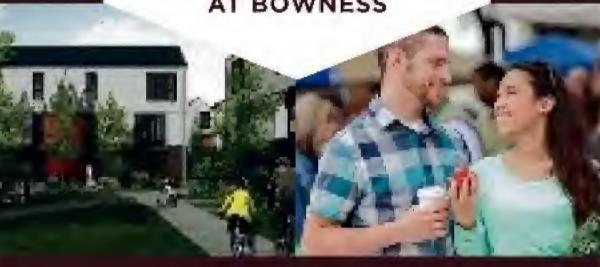
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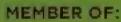
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The planned community of Walden includes a mix of estate, multi-family, starter and move-up homes. CONTRIBUTED

INCLUSIVE BY DESIGN

Community designed for living, working and playing

Miles Durrie

When Genstar Development Co. broke ground on Walden in southeast Calgary a decade ago, the company envisioned a community offering a true

live-work-play lifestyle for a wide range of homebuyers.

The setting would be cosmopolitan, with the walkability of a European town, in peaceful and idyllic harmony with the surrounding landscape.

Today, Walden, south of 194th Avenue SE and east of Macleod Trail, is an established community of more than 2,000 residents with all that and more. "It's truly an inclusive community -Walden is for everyone," said Genstar development manager Kelly Schmalz.

From estate homes to multifamily, starter and move-up, Walden is a place people don't want to leave once they've arrived. And arriving they are, Schmalz says, thanks in part to the southern leg of the Stoney



It's truly an inclusive community

Kelly Schmalz, Genstar development manager

Trail ring road, which opened to traffic a couple of years ago.

"Our builders' salespeople are seeing people coming from all over the city. The ring road is bringing people from the northwest, who traditionally would have stayed in that part of the city."

Access to Stoney Trail is just part of Walden's appeal for those who commute to work or have friends and family elsewhere in the city. Macleod Trail is close by, and there's regular bus service, including a connection to the Shawnessy



Walden attracts multiple generations

Lifestyle, location, walkability and thoughtful community planning are attracting multiple generations, says Genstar development manager Kelly Schmalz.

"We have families where the younger generation is raising kids in a single-family home, and the grandparents are in a multi-family building nearby. That's a pretty cool trend."



The Gates of Walden shopping area. CONTRIBUTED

CTrain station.

As Walden has grown, businesses and amenities have arrived to serve residents. The Walden Gate shopping area on the community's northern edge offers restaurants, coffee shops, banks and a major grocery store. Nearby options include Shawnessy Town Centre and Lake Chaparral's shops — and work will soon begin on a new shopping district for southern Walden.

Walden's developer and builders aren't letting the underheated economy of the

moment hold them back. A new show home parade opens Sept. 29, with a builder lineup that includes Avi Urban, Cardel Lifestyles and Rockford Group in the multi-family category, along with single-family builders such as Cardel, Excel, Cedarglen, Avi and California Homes.

Meanwhile, Genstar is currently selling into three new phases of the fast-growing community, with more to come next year. Says Schmalz: "We've seen, honestly, some great success here in Walden."





At some point having to take the stairs up and down to the bedroom and up and down to the laundry doesn't make sense. Kids have grown into teens, moved out, or maybe there never were kids - but everyone just wants a little space. Time to focus on you again and the practical luxury of having a Main Floor Lifestyle.

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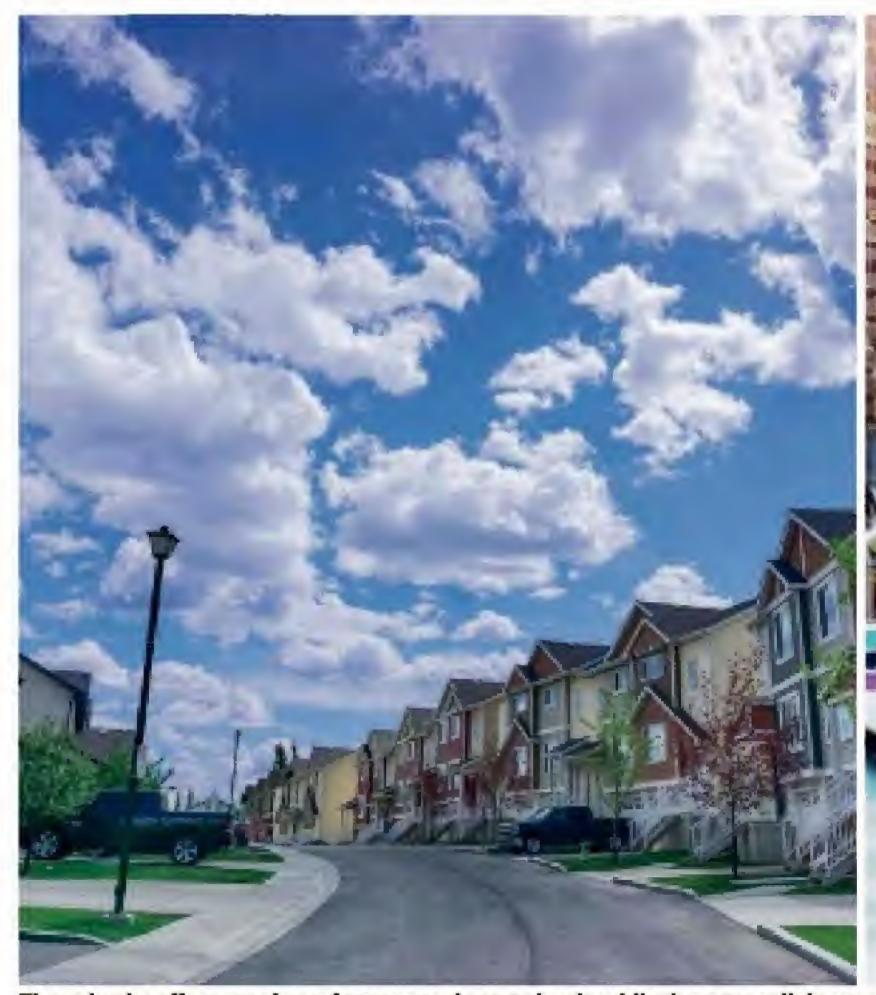
FROM THE \$690S













The suburbs offer more bang for your real estate buck, while downtown living means no yard work and ready access to entertainment and activities. ISTOCK

CHOICE MADE

I'll take the burbs, thanks

Nicole McCreary just celebrated her second anniversary in the suburbs after spending years in a two bedroom apartment in Connaught with her husband Steve and their three cats.

What she misses about her old life is that it was closer to her husband's work and the vibrancy of the Beltline.

There was always something going on, but she chuckles, that being in her mid-40's, she's not such a partier anymore.

And it's quieter.

"It's nice not hearing the ambulances and fire trucks at all hours of the day and night. And there's far less construction sounds - it was non-stop!"

She also doesn't miss the 6 a.m. bottle pickers or the students with their house parties who lived across the back alley, and she appreciates having a garden which the whole 'family' enjoys.

CHRISTY NICH

Suburbs vs. downtown: You decide

LIFESTYLE

Weighing the pros and cons of living in or outside the city

Christy Nich

Whether you live downtown or out in the suburbs, there are advantages and disadvantages to your choice of location. It comes down to what you want in terms of lifestyle.

Starting with home prices — out in the suburbs mortgages are more affordable and you get more bang for your buck. There are new districts

popping up all the time, so if you don't mind the commute or don't work downtown, you have your pick of property types.

The suburbs are more pet friendly and you may even end up with a yard. You'll have an easier time finding playgrounds and schools for your kids. Grocery shopping

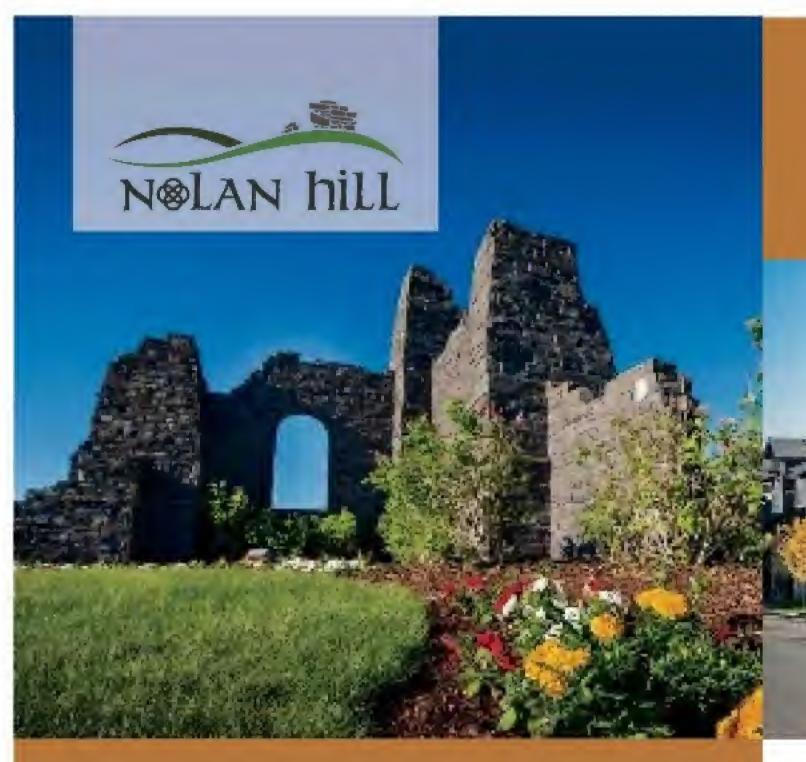
can be more convenient with more stores available.

In the inner city, new apartment buildings, especially in the East Village, are opening on a continual basis. When you choose to live downtown, you tend to pay more for a property, plus there are condominium fees, which can add hundreds of extra dollars

to your monthly fees. But, that also means you won't have to do yard work or shovel the walk in the winter. You may be able to get by without a car, since getting around the core easier when traveling by transit.

You have access to so many festivals and activities; eating and drinking as well. Even if

just going for a walk along a path, there's always something to do downtown, and you can walk to the office if you're close enough. All that walking improves your health. On the odd occasion when you do need a car, you can always rent one with the new SmartCar service, take a cab, or use public transit.



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A guide on how to get a mortgage

HOME BUYERS

Pro broker shares his tips for getting a good mortgage

Stephanie Orford

If you're thinking about buying a home, you should know a few things about mortgages.

"It's definitely a buyer's market in Alberta," says Adil Mawji, a board member of Mortgage Professionals Canada, past president of the Alberta Mortgage Brokers Association and a mortgage broker at Invis.

But not just anyone can qualify for a mortgage, he said.

"Because of the regulatory changes that have come into play across Canada, we're going to be seeing mortgage lenders exercising even more due diligence moving forward," Mawji said.

If you're considering taking out a mortgage now or in the future, here are a few tips to help you get a good one.

Talk to a licensed mortgage broker

"Ninety-nine times out of 100 the underwriter representing the bank will not meet you. The underwriters, when they're assessing your application, they don't know who you are as a person. It's the job of your mortgage broker to present you to the lender," Mawji explained.

Your mortgage broker also has deep knowledge of the products on the market. He or she



If you're thinking about getting a mortgage, the most important thing you should have to get the best interest rate is an excellent credit score. ISTOCK

can help you choose one that fits your current financial situation and needs.

If you're looking for a certified mortgage broker, the Alberta Mortgage Brokers Association is a great place to start.

Develop a good credit score

"Having a good credit score is the number one criterion for how your application is assessed and what interest rate you get," said Mawji.

Your credit score takes your financial history for the last seven years into account. Outstanding debts like an unpaid cellphone bill or a neglected student loan may lower your score. If you can pay your overdue payments, do it.

To check your current credit score yourself, go to the Equifax website or talk to a mortgage broker.

Show you have a solid income

Your income is the second most important factor to consider. Are you a salaried employee, on contract, self-employed? Make sure you can demonstrate, through your financial statements or otherwise, that you have a steady income.

A note to the self-employed: You may need a larger down payment than salaried buyers.

Play by the book

Your lender will want to see that you've been following the rules and laws when it comes to your finances.

Outstanding tax returns will come back to haunt you, for instance.

If you haven't filed them, make sure you do before you apply for a mortgage. Likewise, if you have a rental property, make sure you're declaring that income.

"Don't try to hide from the tax man," says Mawji.



It's definitely a buyer's market in Alberta

Mortgage broker Adil Mawji



CHBA forecasts mild recovery

MARKET ANALYSIS

Trend in new home starts has started to stabilize

Kathy McCormick

Canadian Home Builders' Association - Alberta is expecting a slight recovery in housing starts for 2017, the first increase since the oil decline, said its president.

"We're starting to see some positives," said Ryan Scott, who is also president and CEO of Avalon Master Builder. "Resale prices have been steady across the province — only down 0.6 per cent so far. We've also surveyed our members and they're expecting a modest recovery."

The latest Canada Mortgage and Housing Corporation statistics bear that out. In August, Calgary housing starts trended higher.

"Although the pace of construction remains relatively low, the trend in new home starts has started to stabilize and move closer in line with economic and demographic fundamentals," CMHC's market analyst Cody Krause said.

CHBA - Alberta is forecasting a 5.7 per cent increase across the province next year in total housing starts, reaching 23,875 single-family and multi-family units - still below the fiveyear average between 2011 and 2015, but a welcome start, said Scott.

"On average already, 61 new homes are started every day



CHBA - Urban Development Institute Calgary Region chairman Allan Klassen says there is absolutely still a market for new housing in Calgary. ISTOCK

A NEW CEO AT CHBA

Donna K. Moore, former CEO of Canadian Home Builders' Association - Calgary Region for more than three decades, has taken on the same role at the provincial level for the

Moore is the new CEO of the Canadian Home Builders' Association - Alberta following the resignation of Jim Rivait, who led the organization that represents more than 1,600 builders, renovators and other companies across the province associated with the home building industry. Rivait was CEO from 2010 to 2016.

The announcement was made at the annual CHBA -Alberta conference in Jasper this past weekend.

across Alberta," he said.

And even with the slowdown, a direct result of the downturn in the energy sector, people continue to buy homes, says Allan Klassen, chairman of the board of directors of the Canadian Home Builders' Association – Urban Development

Institute Calgary Region and senior vice-president of housing for Brookfield Residential Properties.

"There are still 91 per cent of Calgarians working; people are still having babies; families are growing; and family dynamics are changing (leading

to the need for a different type of housing)," he said. "We still have about 15,000 in net migration, so absolutely there is still a market for new housing."

In fact, with the slower economy, builders have adjusted their product to meet the needs of the new home buyers and that means "people are still buying and they're getting great value."

Still, Klassen doesn't see a huge recovery until there is stabilization in the employment numbers, "regardless of oil price."

Once there are three to four months of leveling out without numbers declining, "I feel consumers will realize the new normal and then be able to make future decisions."

Meanwhile, builders have been proactive during the slowdown.

Housing plans more accurately meet the needs of the market today, said David Foster, senior director of communications for the national Canadian Home Builders' Association. "The builders reacted quickly and made adjustments to the entry level price point so it works for the demand."

Changes to housing types — for example, many firsttime buyers now are in the market for a condominium, either apartment or attached townhouses or duplexes and standard specifications in homes have helped builders adjust pricing levels to fit the market.

And builders are not constructing as many 'spec' units — those built before they are sold to give buyers the choice of not waiting for the longer build period to move into a

home. "Builders are now building more 'as needed' homes as required," said Scott. "There's not a ton of inventory sitting around."

2017 single-family starts across Alberta are expected to increase by 9.2 per cent over the current year to 11,525, according to Richard Goatcher, economic analyst for CHBA -Alberta. Multiple unit starts will be up 2.5 per cent to 12,300.

The CHBA – Alberta member survey results were compiled in August, leading to the forecast.

Rising taxation levels, delays in pipeline approvals, high unemployment, and weakened investment in the province's key energy sector were mentioned as areas of concern by builders when they consider business prospects in the coming year, according to the survey.

Developers planning for the long-term

NEW PHASES

Calgary's new communities a positive for city's outlook

Miles Durrie

From expanding existing communities to breaking ground on new ones, developers are continuing to push ahead, ensuring a supply of new homes for Calgary's future.

"There's a lot going on," said Guy Huntingford, CEO of CH-BA-UDI Calgary Region, the organization that represents the area's residential development and home-building industry. "There's still pent-up demand out there."

Opening up new areas for homes is a long game. Huntingford says developers must look several years out, rather than reacting to current trends. "It takes so long to get these communities up and running from dirt to the first show home could be easily five years."

Based on the amount of ongoing work and approved projects, the development industry has a very positive view of Calgary's long-term future.

Several communities on the city's southern edge are continuing to see new phases, including Hopewell Residential's Mahogany, WestCreek Developments' Legacy and Genstar's Walden.

In the northeast, Genstar is well underway with the new community of Savanna, an extension of Saddle Ridge. "We have sold out phase one this year, 255 lots," said Genstar development manager Kelly Schmalz. "It's really, truly an amazing success story."

The company is also readying the north-central community of Carrington for development, expected to kick off early next year.

Several new communities are approved for the north part of the city, including Glacier Ridge, with Qualico Communities and Ronmor Developers taking the lead.

In the southwest, Providence will eventually become almost a mini-city of its own with up to 10,000 residents south of the Tsuu T'ina Nation. Dream Development will be the main proponent there. And back in the southeast, Brookfield Residential will lead the charge on Rangeview, south of Seton, while the east-side community of Belvedere is being driven by Tristar Communities.

There's also a range of smaller new developments taking place in the inner city, Huntingford says.

The character of all these developments is being shaped by market demand for a more global urban lifestyle in concert with the city's higher density requirements introduced in 2009.

"The development of really car-centric communities is gone," Huntingford said. "We're building complete hubs, communities where you really can live, work and play. We've got an engaged city administration and council that wants to see innovation, and developers and builders with a lot of pride and investment here. I think, for Calgarians, that's a really good thing."



Developers must look several years out when planning, rather than reacting to current trends. ISTOCK



The demand for new housing and new communities ensure a supply for Calgary's long-term future. ISTOCK



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